Office Consolidation

CITY OF TORONTO - Zoning By-law

BY-LAW NO. 569-2013

Last Updated: May 1, 2020

*************************************************************************

LPAT/OMB File: PL130592

This office consolidation includes all Local Planning Appeal Tribunal/Ontario Municipal Board (LPAT/OMB) decisions issued up to the date of consolidation.

Explanatory Note:

The portions of this By-law that are highlighted bright yellow were originally enacted by City Council May 9, 2013 and are under appeal to the LPAT/OMB and are not in full force and effect.

The portions of this By-law that are shaded dark yellow identify amendments enacted by City Council after May 9, 2013 which are under appeal to the LPAT/OMB and are not in full force and effect.

The portions of this By-law that are shaded blue identify amendments enacted by City Council after May 9, 2013 which are not in full force and effect.

*************************************************************************

Part 2 of 3

ORIGINALLY ENACTED BY CITY COUNCIL May 9, 2013
The following zoning by-law amendments have been enacted by City Council or the LPAT/OMB but are not yet incorporated into the office consolidation of By-law 569-2013:

113-2015 (OMB)
1043-2015
1356-2015
1358-2015
225-2016
292-2016
758-2016
826-2017
831-2017
1268-2017
1296-2018
1300-2018
269-2019
1306-2019

Any zoning by-law amendment enacted after May 1, 2020
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Chapter 900 Site Specific Exceptions

900.1 General

900.1.10 Interpretation

(1) Contents of Chapter 900 Site Specific Exceptions
Chapter 900 Site Specific Exceptions are provisions pertaining to lands, or a portion thereof that have an exception number shown as an "x" with a numeral in the zone label on the Zoning By-law Map. The chapter 900 site specific exceptions are read as follows:

(A) Chapter 900 Site Specific Exceptions consist of one or more of the following:
   (i) Site Specific Provisions;
   (ii) a Prevailing By-law or By-laws; or
   (iii) a Prevailing Section or Sections.

(B) "Site Specific Provisions" are the provisions set out in text in Sections 900.2 to 900.50 inclusive which pertain to the property and which are identified as "Site Specific Provisions" in those Sections. A "Prevailing By-law" or a "Prevailing Section" is not a Site Specific Provision.

(C) "Prevailing By-laws" are the by-laws, as amended, listed in Sections 900.2 to 900.50 inclusive and identified as such in those Sections.

(D) "Prevailing Sections" are the sections, as amended, of the Former General Zoning By-laws listed in Sections 900.2 to 900.50 inclusive and identified as such in those Sections.

(2) Effect of a Chapter 900 Site Specific Exception
If there is a Chapter 900 Site Specific Exception, all of the regulations of this By-law, including the Chapter 900 Site Specific Exception, apply.

(3) Effect of a Site Specific Provision in Chapter 900 Site Specific Exceptions
The regulations of a Site Specific Provision in Chapter 900 Site Specific Exceptions govern over any inconsistent regulations in Chapters 5 to 800 inclusive of this By-law.

(4) Effect of a Prevailing By-law or Prevailing Section listed in Chapter 900 Site Specific Exceptions
The effect of a Prevailing By-law or Prevailing Section listed in Chapter 900 Site Specific Exceptions is as follows:

(A) Despite regulation 900.1.10(2), none of the regulations of Chapters 5 to 800 inclusive of this By-law that are inconsistent with the regulations of a Prevailing By-law or Prevailing Section apply to prevent:
   (i) the erection or use of a building or structure or any permitted addition or enlargement; or
   (ii) the use of land, in compliance with the provisions of a Prevailing By-law or a Prevailing Section, provided all the specific requirements of the Prevailing By-law or Prevailing Section are complied with.

(B) All applicable regulations of this By-law apply to:
   (i) any new buildings or structures and additions or enlargements; and
   (ii) any use of land, not permitted by the Prevailing By-law or Prevailing Section.

(C) Where this By-law applies to lands pursuant to regulation 1.5.7(1):
   (i) the provisions and the definitions of the Former General Zoning By-laws continue to apply only to the extent necessary to interpret and support the Prevailing By-laws or Prevailing Sections;
   (ii) the provisions of the Former General Zoning By-laws do not have priority over this By-law, except to the extent needed in sub-section (i); and
   (iii) despite any language in a Prevailing By-law or a Prevailing Section which indicates that the provisions of the Former General Zoning By-laws otherwise continue to apply, the application of the Former General Zoning By-laws is limited by sub-sections (i) and (ii). [By-law: 0559-2014 (OMB PL130592)]
900.2 R - Zone

900.2.1 General

(1) **R Zone Exceptions**

The regulations located in Article 900.2.10 apply only to the exceptions subject to the R zone and identified with the corresponding exception number.

900.2.10 Exceptions for R Zone

(2) **Exception R 2**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 325 of former City of Toronto By-law 438-86; and
(B) City of Toronto by-law 191-2001(OMB).

(3) **Exception R 3**

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

Site Specific Provisions: (None Apply)

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 363 of former City of Toronto By-law 438-86.

(4) **Exception R 4**

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

Site Specific Provisions: (None Apply)

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86; and
(B) on 310 to 320 Gerrard Street East, former City of Toronto By-law 664-1991. [By-law: 1353-2015]

(5) **Exception R 5**

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

Site Specific Provisions:

(A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:

(i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
(ii) the minimum **side yard setback** for a **duplex** or for the exterior of two attached **duplex residential buildings** is 3.0 metres; and [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.]

(B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the first floor of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]
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Prevailing By-laws and Prevailing Sections: (None Apply)

(6) Exception R 6

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

Site Specific Provisions:

(A) On 622 and 646 Kingston Road, if the requirements of By-law No. 770-2015 are complied with, none of the provisions of 5.10.1.30(3), 5.1.40.1(3), 5.10.40.70(6), 5.10.40.10, 10.5.40.10, 10.5.40.60, 10.5.80.10(1), 10.5.80.40(1), 10.5.100.1(5), 10.10.40.10, 10.10.40.30(1)(B), 10.10.40.40(1), 10.10.40.50(1), 10.10.40.70, 10.10.40.80(1)(C), 10.5.50.10, 200.5.10.1(1) 200.5.10.10, 200.15.1.5(1), 220.5.1(2), 220.5.10.1(2), 230.5.1.10(9)(B), apply to prevent the erection or use of an apartment building if the building or structure complies with (B) to (L) below. [By-law: 1774-2019]

(B) The only uses permitted in the hatched area shown on Diagram 3 of By-law No. 770-2015, are flood or erosion control, storm water management and conservation works.

(C) The total gross floor area of the building must not exceed a maximum of 5,610 square metres.

(D) The maximum permitted number of dwelling units on the lot is fifty-eight (58).

(E) The height of any building or structure on the lot must not exceed the maximum height permitted as indicated by the letter “H” as shown on Diagram 4 of By-law No. 770-2015, measured from the Canadian Geodetic Datum elevation of 123.5 metres.

(F) Despite (E) above, parapets, lighting fixtures, fences, safety railings, stairs, stair enclosures, terraces, landscape planters, trellises or privacy screens are permitted to project beyond the height permitted provided the height of the fence, safety railing or privacy fence does not exceed 2.0 metres beyond the height shown on Diagram 4 of By-law 770-2015. [By-law: 1774-2019]

(G) No portion of any building or structure to be erected or used on the lot can extend beyond the lines delineated by the heavy lines on Diagram 4 of By-law No. 770-2015.

(H) Despite (G) above, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, canopies and other minor architectural projections are permitted to project no more than 0.45 metres, beyond the heavy lines on Diagram 4 of By-law 770-2015. [By-law: 1774-2019]

(I) Despite (G) above, balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 4 of By-law 770-2015 on the north, south, and east elevations of the building but shall not project beyond the lot lines on Diagram 1 of By-law 770-2015. [By-law: 1774-2019]

(J) A minimum of 0.5 parking spaces for each bachelor or one-bedroom dwelling unit, a minimum of 0.7 parking spaces for each dwelling unit containing two-bedrooms, and a minimum of 1.1 parking spaces for each dwelling unit containing three-bedrooms must be provided in a parking garage on the lot.

(K) A minimum of 15 visitor parking spaces will be provided at the mixed use building known municipally in the year 2014 as 663 and 691 Kingston Road, and available for mutual use by the apartment building known municipally in the year 2014 as 622 and 646 Kingston Road and the mixed use building known municipally in the year 2014 as 663 and 691 Kingston Road.

(L) A minimum of 36 square metres of indoor residential amenity space must be provided on the lot and be available for mutual use with the mixed use building known municipally in the year 2014 as 663 and 691 Kingston Road.

Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 770-2015]

(7) Exception R 7

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

Site Specific Provisions:

(A) The following uses are permitted if they comply with the specific conditions set out for each use below:

- Nursing Home;
- Retirement Home; and
- Religious Residence; and

(B) A nursing home, retirement home or a combination of these two uses, must occupy the whole of the building and not be combined with any other permitted use, and must:
(i) be located in a building that was originally constructed and used as a detached house, a semi-detached house, or a townhouse; or
(ii) be on a lot that has a front lot line or side lot line abutting:
   (a) a major street on the Policy Areas Overlay Map; or
   (b) a street that intersects a major street on the Policy Areas Overlay Map, and the lot is located, in whole or in part, within a distance of 80 metres from that intersection; and

(C) A religious residence, unless it is in the same building as a place of worship, must occupy the whole of the building and not be combined with any other permitted use, and must:
   (i) be located in a building that was originally constructed and used as a detached house, a semi-detached house, or a townhouse; or
   (ii) be on a lot that has a front lot line or side lot line abutting:
      (a) a major street on the Policy Areas Overlay Map; or

(D) Despite regulation 10.10.20.1(3), a community centre or a library is not required to be operated by or on the behalf of the City of Toronto. [By-law: 1353-2015]

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

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [By-law: 549-2019]
   (B) On 166 Dowling Ave., City of Toronto by-law 768-06.

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 249 Westmoreland Ave., former City of Toronto by-law 373-78.

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 102 Hallam St., former City of Toronto by-law 522-86.

(12) Exception R 12
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 5 Carling Ave., former City of Toronto by-law 36-90.

(13) Exception R 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) On 50 and 52 Bartlett Avenue, none of the regulations of 200.5.1(3), 200.5.10.1(1), 230.5.1.10(2), 230.5.1.10(9)(B), and 230.5.10.1 prevent the erection or use of a building, structure, addition or enlargement if it complies with By-law No. 718-2014;

(B) Despite the uses listed in Article 10.10.20, the only use permitted is a dwelling unit in an apartment building;

(C) The building must comply with the required building setbacks shown on Diagram 3 of By-law No. 1012-2014;

(D) Each portion of the building must not exceed the individual building heights shown with an ‘HT’ followed by a number in metres on Diagram 3 of By-law No. 1012-2014;

(E) The gross floor area on the lot must not exceed 3,000 square metres;

(F) Despite Section 10.5.40.40(4), the gross floor area of an apartment building on the lot is further reduced by:
   (i) any area in the building used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunication equipment or utility that serves the building, whether above or below grade;
   (ii) any area in the building used exclusively for the parking of motor vehicles, bicycles, whether above or below grade;
   (iii) the floor area of unenclosed residential balconies or terraces;
   (iv) the void space on the third floor level;
   (v) stacked parking spaces located above grade;

(G) A minimum of seventeen (17) parking spaces must be provided for the exclusive use of residents, fifteen (15) of which must be stacked parking spaces;

(H) A parking space and a stacked parking space must be no less than 2.5 metres in width, 5.3 metres in length, and 1.7 metres in height;

(I) Bicycle parking spaces must be provided as follows:
   (i) a minimum of ten (10) long-term bicycle parking spaces; and
   (ii) a minimum of two (2) short-term bicycle parking spaces;

(J) For the purpose of these lands, the elevation of established grade is 113.61 metres, Canadian Geodetic Datum.

Prevailing By-laws and Prevailing Sections: [ By-law: 1012-2014 ]

(17) Exception R 17

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

Site Specific Provisions:

(A) On 73, 77, 79 and 83 Woodbine Ave and 3 Buller Ave none of the regulations of 10.5.40.60, 10.5.50.10, 10.5.60.20, 10.5.60.60, 10.5.100.1, 10.10.40.1(2), 10.10.40.1(5), 10.10.40.10, 10.10.40.30, 10.10.40.40, 10.10.40.70 and 10.10.40.80 prevent the erection or use of a building, structure, addition or enlargement if it complies with By-law 105-2016;

(B) despite Article 10.10.20, the only permitted use is dwelling units in a townhouse;

(C) the height of a building or structure on the lands is measured as the distance between Canadian Geodetic Datum elevation of 76.58 metres, and the highest point of the building;

(D) the height of any building or structure erected above a Canadian Geodetic Datum elevation of 76.58 metres on the lot must not exceed the height in metres specified by the numbers following the symbol “H” as shown on Diagram 3 of By-law 105-2016;

(E) despite (D) above, parapets, skylights, fences, safety railings, privacy screens and mechanical and electrical equipment and their enclosures may exceed the permitted maximum height specified by the number following the “H” symbol as shown on Diagram 3 of By-law 105-2016 by 2.0 metres;

(F) no portion of any building or structure erected above a Canadian Geodetic Datum elevation of 76.58 metres on the lot may extend beyond the heavy lines shown on Diagram 3 of By-law 105-2016;

(G) despite (F) above eaves, cornices, lighting fixtures, window sills, ornamental elements, balustrades and other minor architectural projections may be permitted to project no more than 0.45 metres beyond the heavy lines shown on Diagram 3 of By-law 105-2016;

(H) despite (F) above mechanical and electrical equipment, exterior stairs, trellises, wheelchair ramps, railings and landscape features may be permitted to project no more than 2.0 metres beyond the heavy lines shown on Diagram 3 of By-law 105-2016;
(I) despite (F) above, balconies may project beyond the heavy lines shown on Diagram 3 of By-law 105-2016, to a maximum of 1.5 metres on the east elevation of the building fronting Woodbine Avenue and the south elevation of the building fronting the driveway only;

(J) a maximum of 11 dwelling units shall be permitted on the lot;

(K) the total gross floor area of the buildings must not exceed a maximum of 2,800 square metres and must be used exclusively for dwelling units;

(L) a maximum of two buildings are permitted on the lot;

(M) a minimum of 15 percent of the lot area must be landscaping;

(N) fully enclosed garbage enclosures are permitted to be located along the north lot line, provided that they do not exceed a height of 2.0 metres; and

(O) an electricity transformer is permitted.

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

[ By-law: 105-2016 ]

(18) Exception R 18

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 217 of former City of Toronto By-law 438-86.

(19) Exception R 19

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 217 of former City of Toronto By-law 438-86.

(20) Exception R 20

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(21) Exception R 21

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

Site Specific Provisions:

(A) None of the regulations of 5.10.40.70; 10.5.40.10; 10.5.40.30; 10.5.40.50; 10.5.40.60; 10.5.40.70; 10.5.40.71; 10.5.50.10; 10.5.80.40; 10.5.100.1(5); 10.10.40.10(1); 10.10.40.30; 10.10.40.40(1); 10.10.40.70; 10.10.40.71; 10.10.50.10; 10.10.50.40; 10.10.60.1(5); 10.10.60.10(1); 10.10.60.30; 10.10.60.40(1); 10.10.60.70; Table 200.5.10.1; 230.5.10.1(4); 230.5.10.1(5); 230.5.10.1(5); 800.50(75); 800.50(240); 800.50(420); 900.2.10(914) shall prevent the use of erection of an apartment building that complies with the following:

(I) the lot comprises the lands delineated by heavy lines on Diagram 2 of By-law 810-2015;

(ii) no portion of any building or structure erected or used above established grade is located otherwise than wholly within the areas delineated by heavy lines as shown on Diagram 3 of By-law 810-2015; [810-2015]
(B) no portion of any **building** or **structure** erected or used above **established grade** shall exceed the height limits above **established grade** in metres specified by the numbers following the symbol "H" as shown on Diagram 3 of By-law 810-2015; [810-2015]

(C) nothing in Sections A(i) and A(ii) of this By-law shall prevent the following elements from projecting beyond the heavy lines and above the heights shown on Diagram 3 of By-law 810-2015 provided they are wholly within the lot:

- (i) eaves, canopies, cornices, lighting fixtures, awnings, fences and safety railings, architectural features, parapets, trellises, balustrades, window sills, window washing equipment, privacy screens, mechanical and architectural screens, guardrails, chimneys, vents, stacks, terraces, platforms, transformer vaults, wheelchair ramps, retaining walls, landscape features, ornamental structures, walkways, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, underground garage ramps and their associated structures, stair landings, planters, and public art features, elevator overruns and elements or structures on the roof of the building used for outside or open air recreation, green roof, safety or wind protection purposes; and
- (ii) balconies to a maximum horizontal projection of not more than 2.5 metres; [810-2015]

(D) the **gross floor area** of the **apartment building** does not exceed 8,350 square metres and there are not more than 100 **dwelling units**; [810-2015]

(E) **parking spaces** for the **apartment building** shall be provided and maintained on the **lot** in accordance with the following:

- (i) a minimum of 0.3 **parking spaces** per bachelor **dwelling unit**;
- (ii) a minimum of 0.5 **parking spaces** per one bedroom **dwelling unit**;
- (iii) a minimum of 0.85 **parking spaces** per two bedroom **dwelling unit**;
- (iv) a minimum of 1.0 **parking spaces** per three bedroom **dwelling unit**; and
- (v) a minimum of 0.1 **parking spaces** per **dwelling unit** for visitors to the building; [810-2015]

(F) **amenity space** will be provided in the following ratios:

- (i) **amenity space** located outdoors - 2.4 square metres per **dwelling unit**;
- (ii) **amenity space** located indoors - 3.0 square metres per **dwelling unit**; [810-2015]

(G) **bicycle parking spaces** for the **apartment building** shall be provided and maintained on the **lot** in accordance with the following:

- (i) a minimum of 0.75 "long term" **bicycle parking spaces**; and
- (ii) a minimum of 0.15 "short term" **bicycle parking spaces** per **dwelling unit**; [810-2015]

(H) the minimum dimension of a **stacked bicycle parking space** shall be:

- (i) minimum length of 1.8 metres;
- (ii) minimum width of 0.44 metres; and
- (iii) minimum vertical clearance of 1.2 metres; [810-2015]

(I) a minimum of 7.8 percent of the area of the **lot** shall be provided as **landscaping**; [810-2015]

(J) **established grade** is the Canadian Geodetic Datum elevation of 164.35 metres; [810-2015]

(K) none of the provisions of this By-law shall apply to prevent a temporary building, structure, facility or trailer on the **lot** used for the purpose of the sale of **dwelling units** to be erected on the **lot**; and [810-2015]

(L) despite any existing or future severance, partition, or division of the **lot**, the provisions of this By-law shall apply to the whole of the **lot** as if no severance, partition or division occurred. [810-2015]

Prevailing By-laws and Prevailing Sections: [ By-law: 810-2015 Enacted ]

(22) **Exception R 22**

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

Site Specific Provisions:

(A) On 45-77 Dunfield Avenue, if the requirements of By-law 443-2016 are complied with, none of the provisions of Chapter 10.5.40.60, 10.5.50.10(4)A, 10.5.50.10(5), 10.5.100.1(5), 10.10.40.40(1), 10.10.40.1(2), 10.10.40.1(1), 10.10.40.30(1)B, 10.10.40.70(1), 10.10.40.70(2), 10.10.40.70(3)C(ii), 10.10.40.80(1)b, 10.10.40.80(1)c, 150.45.40.1(1), 150.45.50.1(1), 200.5.10.1(1), 220.5.10.1(2), 220.5.20.1(A)ii, and
230.5.1.10(4), apply to prevent the erection and use of a building, structure, addition or enlargement permitted in By-law 443-2016;

(A) On 45-77 Dunfield Avenue, if the requirements of By-law 443-2016 are complied with, none of the provisions of Chapter 10.5.40.60, 10.5.50.10(4)(A), 10.5.50.10(5), 10.5.100.1(5), 10.10.40.40(1), 10.10.40.1(2), 10.10.40.10(1), 10.10.40.30(1)(B), 10.10.40.50(1), 10.10.40.70(1), 10.10.40.70(2), 10.10.40.70(3)(C)(ii), 10.10.40.80(1)(B), 10.10.40.80(1)(C), 150.45.40.1(1), 150.45.50.1(1), 200.5.10.1(1), 220.5.10.1(2), 220.5.20.1(1)(A)(ii), 230.5.1.10(4), and 230.5.1.10(9)(B)(iii) apply to prevent the erection and use of a building, structure, addition or enlargement permitted in By-law 443-2016; [By-law: 95-2017]

(B) The total residential gross floor area erected or used on the lands must not exceed 90,000 square metres;

(C) A day nursery must have:
   (i) at least 531 square metres of total interior floor area; and
   (ii) at least 254 square metres of dedicated outdoor play area; and

(D) On Parcel "A" and Parcel "B" as identified on Diagram 1 of By-law 443-2016, amenity space is required as follows:
   (i) on Parcel "A":
      (a) at least 216 square metres of indoor amenity space
      (b) at least 216 square metres of outdoor amenity space
   (B) on Parcel "B":
      (a) at least 2,110 square metres of indoor amenity space
      (b) at least 1,260 square metres of outdoor amenity space

(E) No part of a building or structure above ground may be closer to a lot line than the distance shown between a main wall and the corresponding lot line as shown on Diagram 3 of By-law 443-2016;

(F) The following elements of a building may encroach into a required building setback required by (E) above to a maximum of:
   (i) 1.5 metres for canopies and balconies
   (ii) 0.45 metres for eaves, cornices, lighting fixtures

(G) Except where a heavy line shown on Diagram 3 is contiguous with the boundary of the lands, nothing will prevent the following elements from projecting beyond the heavy lines shown on Diagram 3:
   (i) fences and safety railings, trellises, balustrades, chimneys, vents, wheelchair ramps, retaining walls, landscape features, ornamental structures, walkways, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, stair landings, decks, planters, and public art features;

(H) Despite regulation 10.5.40.10(1), the height of a building is measured from the Canadian Geodetic Datum elevation of 160.88 metres to the highest point of the building;

(I) Excluding building elements identified in regulation 10.5.40.10(2)(3)(4), no part of any building or structure may exceed the maximum height permitted by the numbers following the symbol "H" on Diagram 4 of By-law 443-2016;

(J) Equipment and structures on the roof of a building may exceed the permitted maximum height of that building by 6.0 metres subject to the regulations of 10.5.40.10(4);

(K) A minimum of 27 percent of the lot area must be maintained as landscaping;

(L) On Parcel "A", as shown on Diagram 1 of By-law 443-2016, parking spaces must be provided for the residents and their visitors and employees as follows:
   (i) for residents, at least 0.3 parking spaces for each dwelling unit; and
   (ii) for visitors and employees at least 0.1 parking spaces for each dwelling unit;

(M) On Parcel "B", as shown on Diagram 1 of By-law 443-2016, parking spaces must be provided as follows:
   (i) for residents, at least 0.35 parking space for each bachelor dwelling unit;
   (ii) for visitors, at least 0.06 parking space for each dwelling
   (iii) for non-residential uses, at least 0.4 parking spaces for each 100 square metres of non-residential gross floor area;
(N) Despite regulation 10.5.100.1(4), the minimum width of a two lane drive aisle in the lawfully existing below-ground garage shall be at least:
   (i) 4.5 metres in width at the loading space; and
   (ii) a minimum of 5.12 metres for all other two lane drive aisles;

(O) No more than 174 parking spaces in the lawfully existing below-ground parking garage may have the following minimum dimensions:
   (i) length of 5.9 metres; and
   (ii) width of 2.2 metres;

(P) At least 1 Type "G" loading space must be provided on the lands;

(Q) Bicycle parking spaces must be provided as follows:
   (i) at least 1.0 long-term bicycle parking spaces for each dwelling unit;
   (ii) at least 0.2 short-term bicycle parking spaces for each dwelling unit;
   (iii) at least 0.2 long-term bicycle parking spaces for each 100 square metres of non-residential gross floor area;
   (iv) at least 6 short-term bicycle parking spaces for non-residential uses;

(R) A stacked bicycle parking space must:
   (i) have a minimum width of 0.46 metres;
   (ii) have a minimum length of 1.85 metres; and
   (iii) the stacker must be located in an area with a vertical dimension of at least 1.2 metres;

(S) Short-term bicycle parking spaces may be provided in a stacked bicycle parking space; and

(T) a bicycle parking space must comply with the following dimensions:
   (i) at least a length of 1.8 metres;
   (ii) at least a width of 0.6 metres;
   (iii) at least a vertical clearance from the ground of 1.9 metres; and

(U) the minimum dimension of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device is at least:
   (i) a length or vertical clearance of 1.9 metres;
   (ii) a width of 0.6 metres;
   (iii) a horizontal clearance from the wall of 1.2 metres;

Prevailing By-laws and Prevailing Sections:(None Apply)
   [ By-law: 443-2016 ]

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

Site Specific Provisions:

(A) In addition to the uses listed in Article 10.10.20, the following uses are permitted within the building which existed on the lands on January 1, 2016:
   (i) art gallery
   (ii) artist studio
   (iii) bake-shop
   (iv) caterer's shop
   (v) custom workshop
   (vi) performing arts studio and
   (vii) office;

(B) In addition to the uses listed in Article 10.10.20 and in (A) above, an eating establishment and a take-out eating establishment are permitted within the building which existed on January 1, 2016 if:
(i) the combined interior floor area of any eating establishment and take-out eating establishment does not exceed 75 square metres; and

(ii) the eating establishment and/or take-out eating establishment is accessible only from the interior of the existing building;

(C) An outdoor patio that is used for commercial purposes is not permitted;

(D) The building setback requirements in Clauses 10.5.40.70 and 10.10.40.70 do not apply to the building which existed on the lands on January 1, 2016;

(E) Despite Articles 200.5.1, 200.5.10, and 200.15.10 a minimum of 3 parking spaces, 1 of which must be an accessible parking space, are required to be provided on the lands as outlined by heavy lines on Diagram 1 of By-law 766-2016, for any or all of the non-residential uses listed in (A) and (B) above;

(F) Despite Articles 220.5.1 and 220.5.10, a minimum of 2 Type C loading spaces are required to be provided on the lands, for any or all of the non-residential uses listed in (A) and (B) above;

(G) Despite Section 230.5, a minimum of 11 bicycle parking spaces are required to be provided on the lands for any or all of the non-residential uses listed in (A) and (B) above, in accordance with the following provisions:

(i) 4 long-term bicycle parking spaces must be provided;

(ii) the long-term bicycle parking spaces are not required to be located in a building;

(iii) 7 short-term bicycle parking spaces must be provided; and

(iv) shower and change facilities are not required; and

(H) Clauses 5.10.30.1(1)(A), 5.10.30.1(2), and 5.10.30.1(3) do not apply to the lands.

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

[ By-law: 766-2016 ]

(25) Exception R 25

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

Site Specific Provisions:

(A) On 96, 98 100 and 104 Coxwell Avenue, none of the regulations of 10.10.40.50 (1) (A)(B)(C) and 10.5.50.10(5) apply to prevent the erection or use of a building, structure, addition or enlargement, permitted by regulations (B) to (Q) below;

(B) A maximum of 22 dwelling units are permitted;

(C) The maximum floor space index is 2.041 (2,645 square metres);

(D) No portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Diagram 3 of By-law 1226-2016;

(E) The height of a building or structure must not exceed the height in metres from established grade, specified by the numbers following the symbol H as shown on Diagram 3 of By-law 1226-2016;

(F) Notwithstanding (D), balconies and canopies can project 1.3 metres beyond the heavy lines shown on Diagram 3 of By-law 1226-2016;

(G) Notwithstanding (E), privacy screens and balcony railings can exceed the height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law 1226-2016 by 1.8 metres;

(H) Despite 10.5.40.60(7), roof eaves on the west and east side of the building may be 0 metres from the lot line;

(I) Despite 10.5.40.60 (3) (A) (iii), the stairs on the south elevation must be at least 0.3 metres from the east lot line and may be 0.0 metres from the south lot line;

(J) Despite 10.5.50.10 (4)(A)(B), a minimum of 19 percent of the lot must be landscaped, and of the required landscaped area, a minimum of 27.5 percent must be soft landscaping;

(K) Despite 10.10.80.40 (2), vehicular access must be from Coxwell Avenue;

(L) Despite 10.5.100.1 (2), a surface driveway and access ramp to the underground garage must have a minimum width of 5.5 metres;

(M) Despite 200.5.10.1, 20, parking spaces must be provided and maintained on the lot in accordance to the following:

(i) A minimum of 19 parking spaces for the 22 dwelling units; plus

(ii) 1 parking space that may be used as a car-share parking space;

(N) Established grade is the Canadian Geodetic Datum elevation of 82.3 metres;
(O) **car-share motor vehicle** means a motor vehicle available for short-term rental, including an option for hourly rental for the use of at least the occupants of the building erected on the lot; and

(P) **car-share parking space** means a parking space used exclusively for the parking of a **car-share motor vehicle**.

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

[By-law: 1226-2016]

(26) **Exception R 26**

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

Site Specific Provisions:

(A) The **front lot line** is the **lot line** along Spadina Road;

(B) A maximum of 4 dwelling units are permitted;

(C) Despite Clause 10.10.40.40 the permitted maximum gross floor area is 1,548 square metres;

(D) Despite regulation 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 162.05 and the elevation of the highest point of the **building**;

(E) Structural elements for landscaping purposes may extend above the height of the basement and parking garage;

(F) Despite regulation 10.5.40.60(1)(C) in a rear yard, a platform with a floor no higher than the first storey of the **building** above established grade may encroach into the required rear yard setback 4.5 metres;

(G) Despite regulation 10.5.40.60(2)(B)(i) a canopy, awning or similar **structure** that does not cover a platform may encroach into a required minimum **building setback** in a rear yard 4.5 metres;

(H) Despite regulation 10.5.40.60(3)(A)(iii) exterior stairs may encroach into a minimum **building setback** if the stairs are no closer to a **lot line** than 0.0 metres;

(I) Despite regulation 10.5.40.60(3)(B)(iii) an uncovered ramp may encroach into a minimum **building setback** if the ramp is no closer to a **lot line** than 0.3 metres;

(J) Despite regulation 10.5.40.60(4) cladding added to the original exterior surface of the main wall of a **building** may encroach into a required minimum **building setback** a maximum of 0.2 metres, if the added cladding is no closer to a **lot line** than 0.3 metres;

(K) Despite regulation 10.5.40.60(5)(A) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into a minimum **building setback** a maximum of 1.2 metres, if it is no closer to a **lot line** than 0.3 metres;

(L) Despite regulation 10.5.40.60(7)(B) the eaves of a roof may encroach into a required minimum **building setback** a maximum of 1.2 metres, if they are no closer to a **lot line** than 0.2 metres;

(M) Despite regulation 10.5.40.60(7)(B) the eaves of a roof may encroach into a required minimum **building setback** a maximum of 1.2 metres, if they are no closer to a **lot line** than 0.2 metres;

(N) Despite regulation 10.5.50.10(1) the **front yard** must have a minimum of 120 square metres of landscaping;

(O) Despite regulation 10.5.50.10(2)(A) a townhouse must have a minimum of 50 percent of the side yard abutting a street for landscaping;

(P) Despite regulation 10.5.100.1(2)(B) and 10.5.100.1(3)(B) a driveway may have a maximum width of 6.1 metres;

(Q) Despite regulation 10.10.40.10(1) the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 1096-2016;

(R) Regulations 10.10.40.10(2), 10.10.40.30, and 200.5.1.10(2)(A)(iv) do not apply; and
(S) Despite regulation 200.5.1.10(3)(A) the maximum length for a parking space is 6.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1096-2016 ]

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

Site Specific Provisions:

(A) If Section 11 and Schedule A for By-law 975-2017(OMB) on 50 Wellesley Street East none of the provisions of 5.10.40.70,(2), 10.5.40.10, 10.5.40.60, 10.5.50.10.(1), 10.5.50.10.(3), 10.5.60.20.(8), 10.5.60.20.(9), 10.5.60.20.(11), 10.5.80.1, 10.5.100.1(3)(B), 10.10.20.10.(1), 10.10.20.40.(1), 10.10.20.10.(8), 10.10.20.10.(9), 10.10.20.10.(11), 10.10.20.10.(12), 10.10.20.10.(13), 200.5.1.10.(2), 200.5.1.10.(3), 200.5.1.10.(8), 200.5.10.(1), 200.10.1, 200.15.1, 220.5.10.(1), 230.5.1.10.(9) apply to prevent the erection or use of a mixed use building on the lot containing dwelling units, non-residential uses, public parking, in accordance with the following regulations (B) to (S);

(B) The lot consists of the lands shown as Parcel A on Diagram 1 attached to By-law 975-2017(OMB);

(C) The gross floor area permitted on the lot, excluding those portions of a building used for the purposes of public parking, must not exceed 25,500.0 square metres, and:

(i) The maximum gross floor area devoted to residential uses shall not exceed 25,250.0 square metres; and

(ii) A minimum of 250.0 square metres of gross floor area must be used for non-residential uses on the lot;

(D) The gross floor area of a mixed use building is reduced by the area in the building used for:

(i) Parking, loading and bicycle parking below finished ground level;

(ii) Required loading spaces at the ground level and required bicycle parking spaces at or above finished ground level;

(iii) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below finished ground level;

(iv) Required amenity space;

(v) Elevator shafts;

(vi) Garbage shafts;

(vii) Mechanical penthouse; and

(viii) Exit stairwells in the building;

(E) In addition to the building types permitted in 10.10.20.40(1) a mixed-use building is also permitted;

(F) The following uses are also permitted:

(i) automated banking machine, office, personal service shop, retail store, eating establishment, outdoor patio, public parking, take-out eating establishment;

(G) No portion of the building erected on the lot may be located above finished ground level other than wholly within the areas delineated by heavy lines on Diagram 7 attached to By-law 975-2017(OMB) with the exception of the following:

(i) lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, parapets, railing, privacy screens, patios, decks, cabanas, swimming pool, swimming pool equipment enclosure, planters, balustrades, bollards, stairs, covered stairs or stair enclosures, elevator enclosures and elevator lobbies associated with an entrance or exit from an underground parking garage, awnings, fences and safety railings, trellises, underground garage ramps and associated structures, mechanical and architectural screens, guards, guardrails, chimneys, vents, stacks, retaining walls, wheel chair ramps, landscape features, and art installations may extend beyond the heavy lines shown on the attached Diagram 7 attached to By-law 975-2017(OMB);

(ii) balconies and associated architectural structures may project to a maximum of 1.5 metres beyond the heavy lines shown on Diagram 7 attached to By-law 975-2017(OMB);

(iii) ornamental and architectural features to a maximum horizontal projection of 3.0 metres beyond the heavy lines shown on Diagram 7 attached to By-law 975-2017(OMB); and
(iv) the erection and use of the structures, elements and enclosures permitted by Clause (G) of this exception;

(H) The height of any building or structure erected above finished ground level on the lot, must not exceed the height in metres as shown following the symbol "H" on Diagram 7 attached to By-law 975-2017(OMB), as measured from 107.87 metres Canadian Geodetic Datum to the highest point of the building or structure, except for:

   (i) the erection or use of the structures, elements and enclosures permitted by Clause (G) of this exception; and
   
   (ii) the erection or use of structures on any roof used for outside or open air recreation, maintenance, safety, wind protection or green roof purposes;

(I) Despite any regulation to the contrary, no portion of any building or structure above finished ground level may be within the hatched area shown on the Diagram 7 of By-law 975-2017(OMB) with the exception of:

   (i) vents, grills, and manhole covers flush with finished ground level;

   (J) The number of storeys in a building on the lot must not exceed the numbers shown following the symbol "ST" on Diagram 7 attached to By-law 975-2017(OMB), excluding mechanical and roof top elements;

   (K) In addition to clause 10.40.50, required indoor amenity space may include up to two guest suites containing either a kitchen or a bathroom, if the combined floor area of the suites, as measured between the interior walls of the suites, does not exceed 65 square metres;

   (L) A minimum of 0.3 parking spaces per dwelling unit must be provided and maintained on either or both of the lot and Parcel B as shown on Diagram 1 attached to By-law 975-2017(OMB) for the exclusive use of residents;

(M) No parking spaces are required for residential visitors and non-residential uses;

   (N) The requirements of regulation 200.5.1.10.(2) apply with the exception that a parking space, accessed by a one-way or two-way drive aisle having a minimum width of 7.0 metres or more, notwithstanding that such parking spaces may be obstructed on one or two sides in accordance with regulation 200.5.1.10.(2)(D), as amended, must have the following minimum dimensions:

      (i) Length 5.2 metres;
      
      (ii) Width 2.6 metres; and
      
      (iii) Vertical clearance 2.0 metres;

   (O) A maximum of ten (10) percent of the parking spaces on the lot for residents may have the following minimum dimensions:

      (i) Length – 5.0 metres;
      
      (ii) Width – 2.4 metres; and
      
      (iii) Vertical clearance – 1.84 metres;

   (P) A minimum of three (3) parking spaces on the lot must be provided as accessible parking spaces and notwithstanding that such accessible parking spaces may be obstructed on one or two sides in accordance with Article 200.5.1.10.(2)(D), as amended, must have the following minimum dimensions:

      (i) Length – 5.2 metres;
      
      (ii) Width – 3.9 metres; and
      
      (iii) Vertical clearance – 2.1 metres;

   (Q) a minimum of one Type "G" loading space must be provided and maintained on the lot for the shared use of buildings and structures located on the lot and Parcel B as shown on Diagram 1 of By-law 975-2017(OMB);

   (R) Driveway access to the lot is only permitted from Wellesley Street;

   (S) Despite any existing or future severance, partition, or division of the lot, the provisions of By-law 975-2017(OMB) apply to the whole of the lot as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 975-2017 (OMB) ]

(29) Exception R 29
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
(A) A Tong House is a permitted use and for the purposes of this exception, a Tong House is defined as a building operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the basement and/or on the first floor portion thereof; and [TO: 438-86; 12(1) 116]

(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 233 of former City of Toronto By-law 438-86.

(30) Exception R 30

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

Site Specific Provisions:

(A) On the lands municipally known as 45 Walmer Rd. in 1954, a post secondary school known as the University of Toronto Institute of Child Study is permitted. [TO:438-86; Sec. 12(1) 12]

(B) Despite 200.5.10.1(1) and 230.5.10.1(1) no parking space or bicycle parking space is required for a post-secondary school.

[ By-law: 0559-2014 (OMB PL130592) ]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(31) Exception R 31

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

Site Specific Provisions:

(A) On Parcel A as shown on Diagram 1 to By-law 1285-2016, none of the provisions of Regulations 10.5.50.10, 10.5.80.1(2)(A), (B) and (C), 10.10.20.100(12), 10.10.40.30.(1), 10.10.80.40(2), 230.5.1.10(6) and (9)(B) and 230.10.1.20(2) apply to prevent the erection and use of buildings or structures on Parcel A as shown on Diagram 1 of By-law 1285-2016 if in compliance with regulations (B) to (X) below and Section 6 and Schedule A of By-law 1285-2016.

(B) In addition to the uses permitted pursuant to Section 10.10.20.10(1), the following uses are also permitted outside and in the Existing Building as shown on Diagram 3 of By-law 1285-2016, if such uses are located not above the first storey:

(i) retail store, eating establishment, take-out eating establishment, office, artist studio, art gallery, personal service shop, custom workshop;

(ii) community centre, which need not be operated by or on behalf of a government or non-profit organization, and which may include health care-related services; and

(iii) outdoor sales and display, if it is ancillary to a permitted use listed in (A) and/or (B) above.

(C) Despite regulation 800.50(240) established grade for Parcel A as shown on Diagram 1 attached to By-law 1285-2016 means the Canadian Geodetic Elevation of 119.2 metres.

(D) Despite regulation 5.10.30.20(2) the front lot line is the lot line abutting Pears Avenue.

(E) Despite regulation 5.10.1.30(3)(A) a dwelling unit may be entirely below established grade but no dwelling unit may be entirely below finished ground level.

(F) Despite regulation 10.10.40.1(2), the Existing Building, including portions below finished ground level, and Building A as shown on Diagram 3 attached to By-law 1285-2016 are permitted on the lot.

(G) Despite regulation 10.10.40.10(1):

(i) The permitted maximum height of the Existing Building as shown on Diagram 3 of By-law 1285-2016, is the building height that existed for that building on December 1, 2016;

(ii) Despite (i) above, roof top mechanical equipment and related enclosures erected on the Existing Building subsequent to the passing of By-law 1285-2016 may project to a maximum of 5.0 metres above the permitted height of the Existing Building; and
(iii) The permitted maximum height of Building A shown on Diagram 3 attached to By-law 1285-2016, must not exceed 4.5 metres.

(H) Despite regulation 10.10.40.40(1), on Parcel A, as shown on Diagram 1 of By-law 1285-2016, the permitted maximum gross floor area for the buildings shown on Diagram 3 attached to By-law 1285-2016 is:

(i) 960.0 square metres for Building 'A'; and

(ii) the gross floor area that existed in the Existing Building on December 1, 2016.

(I) Despite regulation 10.10.40.50(1) amenity space must be provided in accordance with the following:

(i) a minimum of 250 square metres of indoor amenity space must be in the Existing Building as shown on Diagram 3 attached to By-law 1285-2016;

(ii) an minimum of 150 square metres of outdoor amenity space must be provided, of which a minimum of 40 square metres must be in a location immediately adjacent to the Existing Building and Building A as shown on Diagram 3 attached to By-law 1285-2016; and

(iii) in addition to subsection (i) and (ii) above, an additional multi-purpose room or rooms with a minimum total gross floor area of 50 square metres must be provided on the ground floor of the Existing Building as shown on Diagram 3 attached to By-law 1285-2016, and such room(s) may only be used for additional amenity space, and/or uses permitted in regulation (B)(i) and (ii) above.

(J) Despite regulations 5.10.40.70, 10.5.40.70(1), 10.10.40.70 and 600.10.10(1):

(i) no portion of the Existing Building or Building 'A' erected or used above finished ground level may be located otherwise than wholly within the areas delineated by heavy lines shown as the Existing Building and Building 'A' on Diagram 3 attached to By-law 1285-2016;

(ii) the above ground main walls of a building must be setback from a lot line at least the distance shown on Diagram 3 attached to By-law 1285-2016;

(iii) the minimum above finished ground separation distance between main walls of two buildings is 7.0 metres;

(iv) no building setback requirement applies below finished ground; and

(v) regulation 600.10.10(1) does not apply to the Existing Building shown on Diagram 3 attached to By-law 1285-2016 as it existed on December 1, 2016.

(K) Despite regulation 10.10.40.80(1)(A), for Building A as shown on Diagram 3 attached to By-law 1285-2016, where a line projected outward at a right angle from one main wall intercepts another main wall of the same building, the required minimum above-finished ground separation distance between those main walls is 0.9 metres.

(L) The provisions of subsections (H) and (L) above, and regulations 5.10.40.70, 10.5.40.10, 10.5.40.50, 10.5.40.60 and 10.10.40.10, do not apply to prevent the erection and use of the following:

(i) on Building A as shown on Diagram 3 to By-law 1285-2016, parapets, chimneys vents, stacks, flues and elements of a green roof to a maximum vertical projection of 1.5 metres above the permitted maximum height of the building;

(ii) a stair enclosure to a maximum vertical projection of 3.0 metres above established grade;

(iii) canopies, balconies, privacy screens and awnings attached to the Existing Building on December 1, 2016;

(iv) stairs, railings, guard rails, retaining walls, planters, trellis, pergola and ramp or elevating device providing barrier free access;

(v) a garden shed limited to a maximum vertical projection of 2.5 metres above finished ground; and

(vi) a parking garage located at or below established grade.

(M) Despite regulation 10.5.100.1(4), a driveway may have a maximum total width of 6.6 metres and a driveway that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 that does not comply is permitted.

(N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided and maintained in accordance with the following requirements:

(i) a minimum of 70 parking spaces must be provided for residents;

(ii) a minimum of 36 parking spaces must be provided for visitors; and

(iii) no parking spaces are required for non-residential uses.
(O) Despite provision (N)(ii) above, during construction of renovations to the existing surface parking area and parking garage within the Existing Building as shown on Diagram 3 attached to By-law 1285-2016, a minimum of 10 parking spaces are required for visitors. Upon completion of such renovations, and no later than 3 years from the date of issuance of the first above grade building permit for Building A, parking spaces must be provided and maintained in accordance with provision (N)(ii) above.

(P) Despite provision (N) above and regulations 10.5.80.10(1) and 230.5.1.10(8), a maximum of 12 parking spaces and bicycle parking spaces for Parcel A on Diagram 1 attached to By-law 1285-2016 may be located or partially located on Parcel B on Diagram 1 attached to By-law 1285-2016, if access to the parking spaces and the bicycle parking spaces is from the parking garage in the Existing Building shown on Diagram 3 attached to By-law 1285-2016.

(Q) Despite regulation 200.5.1(3), a drive aisle that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 that does not comply is permitted and the minimum width required shall be the existing width.

(R) Despite regulation 200.5.1.10(2) and (3) a parking space that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 that has dimensions that are lesser than the minimum or greater than the maximum dimensions required by this by-law is permitted and such parking space may satisfy the requirements of regulation (N) above.

(S) Despite regulation 200.15.1.1(1), an accessible parking space that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 that has dimensions that are lesser than the minimum required by this by-law is permitted and such accessible parking space may satisfy the requirements of regulation (N) above.

(T) Despite regulation 200.15.1.5(1)(A) accessible parking spaces must be located within 32 metres of a pedestrian access to the building.

(U) Despite regulation 220.5.10.1, a loading space that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 is permitted and despite regulation 220.5.1.10 satisfies the by-law requirements for a Type “G” loading space.

(V) Despite regulation 220.5.20.1, any driveways providing access to a loading space that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 are permitted and satisfy the requirements of regulation 220.5.20.1.

(W) Despite regulation 230.5.10.1, bicycle parking spaces are only required for dwelling units in Building A.

(X) Despite regulation 800.50(420), for the purpose of this Exception, Parcel A as shown on Diagram 1 attached to By-law 1285-2016, is a lot and despite any existing or future severance, partition or division of Parcel A, the provisions of this Exception and By-law 569-2013, as amended, continue to apply to Parcel A as one lot as if no severance, partition or division of the lot had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1285-2016 ]

(32) Exception R 32

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

Site Specific Provisions:

(A) On that portion of the lands known municipally as 250 Davenport Road in the year 2015, shown as Parcel B on Diagram 1 to By-law 1285-2016, none of the provisions of regulations 10.5.50.10, 10.5.100.1(5), 10.10.20.100(12), 10.10.40.1(5), 10.10.40.30, and 600.10.10(1) apply to prevent the erection and use of buildings or structures on Parcel B as shown on Diagram 1 of By-law 1285-2016, if in compliance with regulations (B) through (S) below and Section 7 and Schedule A of By-law 1285-2016.

(B) In addition to the uses permitted pursuant to Section 10.10.20.10(1) and despite any provisions of By-law 569-2013 to the contrary, the following uses are also permitted:

(i) within Building D as shown on Diagram 3 of By-law 1285-2016: retail store, office, eating establishment, take-out eating establishment, financial institution, automated banking machine, recreation use, personal service shop, art gallery, or artist studio; and

(ii) uses ancillary to permitted uses on Parcel A as shown on Diagram 1 of By-law 1285-2016 within a parking garage may be located or partially located on Parcel B as shown on Diagram 1 of By-law 1285-2016, if access to the parking garage is provided from Parcel A and the parking garage is located within 4.0 metres of the Parcel A lot line.

(C) Despite regulation 10.10.40.40, the maximum gross floor area of all buildings is 26,500 square metres, of which a maximum of 300 square metres may be used for non-residential uses.
(D) In addition to the provisions of regulation 10.5.40.40(4), any area within Building D, as shown on Diagram 3 attached to By-law 1285-2016, provided as indoor amenity space is also excluded from the calculation of gross floor area.

(E) Despite regulation 800.50(240), established grade for Parcel B as shown on Diagram 1 attached to By-law 1285-2016 means the Canadian Geodetic Elevation of 119.2 metres.

(F) Despite regulation 5.10.30.20, the front lot line is the lot line abutting Bedford Road.

(G) Despite regulation 5.10.1.30(3)(A) a dwelling unit may be entirely below established grade but no dwelling unit may be entirely below finished ground level.

(H) Despite regulation 10.10.40.10(1), the height of any building must not exceed the height in metres specified by the numbers following the symbol "H" on Diagram 3 attached to By-law 1285-2016.

(I) Despite regulation 10.5.40.70(3) and (4), the portion of the building located within the area shown as mechanical penthouse on Diagram 3 attached to By-law 1285-2016 must only be occupied by the elements for the functional operation of the building listed in paragraphs (A), (B) and (C) of regulation 10.5.40.10(3), and may project a maximum of 6 metres above the maximum permitted height of the building.

(J) Despite regulations 5.10.40.70, 10.5.40.70, 10.10.40.70 and 10.10.40.80:

   (i) no portion of a building erected or used above finished ground may be located otherwise than wholly within the areas delineated by heavy lines on Diagram 3 attached to By-law 1285-2016;

   (ii) above finished ground the main walls of a building must be setback from a lot line at least the distance shown on Diagram 3 attached to By-law 1285-2016;

   (iii) above finished ground the minimum separation distance between main walls is at least the distances shown on Diagram 3 attached to By-law 1285-2016; and

   (iv) no building setback requirement applies below finished ground.

(K) The provisions of subsections (F), (G) and (H) above, and regulations 5.10.40.70, 10.5.40.10, 10.5.40.50, 10.5.40.60 and 10.10.40.10, do not apply to prevent the erection and use of the following:

   (i) parapets, window washing equipment and elements of a green roof to a maximum vertical projection of 1.5 metres above the maximum permitted building heights as shown on Diagram 3 to By-law 1285-2016;

   (ii) a platform, such as a porch, terrace, deck, patio or similar structure, including associated privacy screens or dividers, with a floor no higher than the first storey of a building above established grade, to a maximum horizontal projection of 5.0 metres beyond the heavy lines shown on Diagram 3 attached to By-law 1285-2016;

   (iii) cooling towers, generator, stair tower, fresh air units to a maximum vertical projection of 0.6 metres above the maximum permitted height of the mechanical penthouse set out in regulation (I);

   (iv) awnings and canopies to a maximum horizontal projection of 1.5 metres beyond the heavy lines shown on Diagram 3 to By-law 1285-2016;

   (v) structures on the roof of the building used for outside or open air recreation, outdoor amenity space, safety and wind protection purposes to a maximum vertical projection of 3.0 metres above the permitted maximum building height shown on Diagram 3 attached to By-law 1285-2016, provided such structures do not enclose space to form a room or rooms;

   (vi) railings, fences, retaining walls, guard rails, underground garage ramps and their associated structures, landscape and public art features, architectural roof top feature, architectural design element, trellis, planters, ramps or elevating device providing for barrier free access; stairs, structures for safety and wind protection purposes, lighting fixtures, chimneys, vents, stacks and flues;

   (vii) balconies to a maximum horizontal depth of 1.7 metres beyond the heavy lines shown on Diagram 3 attached to By-law 1285-2016; and

   (viii) parking garage located at or below established grade.

(L) Despite regulation 10.10.40.50(1), amenity space must be provided in accordance with the following:

   (i) a minimum of 1.8 square metres of indoor amenity space per dwelling unit in Building D, as shown on Diagram 3 of By-law 1285-2016, must be provided in a multi-purpose room or rooms, where:

      (a) at least one room, which is not a guest suite, must contain a kitchen and a washroom; and

      (b) the indoor amenity space may include a guest suite which must contain a bathroom and may contain a kitchen;
(ii) a minimum of 0.8 square metres of outdoor amenity space per dwelling unit in Building D, as shown on Diagram 3 of By-law 1285-2016, must be provided, of which at least 40 square metres is to be provided in a location adjoining or directly accessible from the indoor amenity space.

(M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided and maintained in accordance with the following requirements for Building B, C and D as shown on Diagram 3 attached to By-law 1285-2016:

(i) a minimum of 0.45 parking spaces for each dwelling unit in Building D for use by residents of Parcel B as shown on Diagram 1 attached to By-law 1285-2016;

(ii) a minimum of 1 parking space for each dwelling unit in Building B and Building C for residents in Buildings B and C;

(iii) a minimum of 0.10 parking spaces for each dwelling unit in Building D, minus one parking space, for the use of visitors to Parcel B as shown on Diagram 1 attached to By-law 1285-2016; and

(iv) parking spaces are not required for non-residential uses.

(N) Despite regulation 200.5.1.10(2)(A)(iv), up to a maximum of 15 parking spaces may be obstructed on one side without widening.

(O) Despite regulation 230.5.10.1(2) and (5) bicycle parking spaces are only required for dwelling units in Building D, as shown on Diagram 3 of By-law 1285-2016.

(P) Despite regulation 230.5.1.10(9) and 230.10.1.20, all required "long-term" and "short-term" bicycle parking spaces may be located anywhere within the first and/or second level of the building below finished ground.

(Q) Despite regulations 10.5.100.1(4) a driveway may have a minimum width of 3.0 metres for each lane and a maximum total width of 6.4 metres.

(R) Despite any provisions of this Exception and the provisions of By-law 569-2013 to the contrary, the following uses are permitted for a period not longer than three years from the date of approval of By-law 1285-2016: a sales office for the purpose of the sale of dwelling units to be erected on Parcel B, as shown on Diagram 1 attached to By-law 1285-2016, and/or an office for the administration and management of construction activities related to construction on Parcel B.

(S) Despite regulation 800.50(420), for the purpose of this Exception, Parcel B as shown on Diagram 1 of By-law 1285-2016 is a lot and despite any existing or future severance, partition or division of Parcel B, the provisions of this Exception and By-law 569-2013, as amended, continue to apply to Parcel B as one lot as if no severance, partition or division had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1285-2016 ]

(33) Exception R 33

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

Site Specific Provisions:

(A) On the lands, an ancillary building or structure is not permitted on a lot with a lot frontage of less than 4.57 metres; and [TO: 438-86; 12(2) 115]

(B) The lands must comply with exception 900.2.10(4).

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

(34) Exception R 34

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 491-2000(OMB); and [ By-law: 580-2017 ]

(35) Exception R 35

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

Site Specific Provisions:
(A) On 1117 and 1119 Gerrard Street East, if Section 6 and Schedule A of By-law 476-2017, are complied with, none of the provisions of Clause and Regulations 10.5.40.60(2)(B), 10.5.40.60(3)(B), 10.5.40.70, 10.5.50.10(4) and (5), 10.5.80.1(2), 10.5.80.10(2), 10.5.80.30(1), 10.5.100.1(5), 10.10.20.100(3), 10.10.40.10(1), 10.10.40.30(1)(B), 10.10.40.40(1), 10.10.40.50(1)(A)(B), 10.10.40.70(1)(2)(3), 10.10.40.80, 200.5.1, 200.5.1.10(2)(A)(B)(D) and (12), and Chapter 220, apply to prevent the erection or use of a building, structure, addition or enlargement permitted in (B) to (R) below;

(B) The lot consists of the lands delineated by heavy lines on Diagram 1 of By-law 476-2017;

(C) The building is comprised of the existing building and the building addition as shown on the attached Diagram 3 of By-law 476-2017;

(D) The total gross floor area of all buildings and structures must not exceed 4,700 square metres and:
   (i) The total gross floor area for residential uses must not exceed 4,410 square metres;
   (ii) The total gross floor area for non-residential uses must be a minimum of 235 square metres and not exceed 290 square metres;

(E) The residential gross floor area is comprised of 65 social housing dwelling units on the lot;

(F) The gross floor area for non-residential uses must be comprised of a minimum 235 square metres for a community centre use that is operated by a local non-profit organization;

(G) The height of a building or structure is measured from the Canadian Geodetic Datum elevation of 89.00 metres;

(H) The total height of the building or structure must not exceed the height in metres specified by the numbers following the symbol "H" as shown on Diagram 3 of By-law 476-2017;
   (i) Despite (H) above, parapets, green roof elements, stair shafts, roof anchors, a roof top air cooler chiller and a roof top unit for ventilation and associated mechanical penthouse and equipment overrun may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 476-2017 by 3.5 metres;

(J) The height of the existing building must not exceed the height of that building as it existed on the date of the enactment of By-law 476-2017;

(K) Minimum building setbacks must be provided as shown on Diagram 3 of By-law 476-2017;

(L) Despite (K) above, canopies may encroach beyond the heavy lines shown on Diagram 3 of By-law 476-2017 by 1.5 metres;

(M) Despite (K) above, benches and planters may encroach beyond the heavy lines shown on Diagram 3 of By-law 476-2017 by 3.0 metres;
   (i) Indoor amenity space at a minimum of 2 square metres for each dwelling unit. The indoor amenity space may be in a multi-purpose room or rooms and at least one room must collectively contain a kitchen and a washroom;
   (ii) Outdoor amenity space at a minimum of 2 square metres for each dwelling unit. The outdoor amenity space must be provided and maintained on the lot in a location that may or may not adjoin or be directly accessible from indoor amenity space;

(N) Despite 10.10.40.50(1), amenity space must be provided and maintained in accordance with the following:
   (i) Indoor amenity space at a minimum of 2 square metres for each dwelling unit. The indoor amenity space may be in a multi-purpose room or rooms and at least one room must collectively contain a kitchen and a washroom;
   (ii) Outdoor amenity space at a minimum of 2 square metres for each dwelling unit. The outdoor amenity space must be provided and maintained on the lot in a location that may or may not adjoin or be directly accessible from indoor amenity space;

(O) Despite regulation 230.5.10.1 (5) Bicycle parking spaces must be provided and maintained on the lot in accordance with the following: [By-law 1387-2017]
   (i) A minimum of 6 long-term bicycle parking spaces must be provided below grade for residents;
   (ii) A minimum of 6 short-term bicycle parking spaces must be provided at grade for visitors;

(P) Despite 200.5.10.1(1), 200.5.10.1(5), and Section 200.15, as may be amended from time to time, parking spaces must be provided and maintained in accordance with the following:
   (i) A minimum of five parking spaces must be provided, subject to the following:
(a) One (1) accessible **parking space** must be provided with minimum parking dimensions of:
Length – 6.0 metres;
Width – 3.7 metres;

(b) Four (4) **parking spaces** must be provided with minimum parking dimensions of:
Length – 6.0 metres;
Width – 2.6 metres;

(Q) A minimum of 14 percent of the area of the **lot** shall be maintained as **landscaping**;
(R) A temporary sales office is permitted on the lot for a maximum of 3 years.

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

(A) The lands must comply with exception 900.2.10(7). [By-law: 476-2017]

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

**Site Specific Provisions:**

(A) In addition to the uses listed in Article 10.10.20, the following uses are permitted within a **building** which existed on the lands on April 28, 2017:
- Retail Store;
- Eating Establishment; and
- Take-out Eating Establishment;

(B) An **Eating Establishment** must comply with the specific use regulations in Section 150.100; and

(C) The uses permitted in (A) above, may only be located in the first **storey** and associated basement portions of the **building** which existed on April 28, 2017.

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

(A) The lands must comply with exception 900.2.10(7).

(B) On 1041 College St., former City of Toronto By-law 113-85. [By-law: 421-2017]

(37) **Exception R 37**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) For the purposes of this exception, the lands shown on Diagram 1 of By-law 1398-2017 is the **lot**;

(B) **Established Grade** is Canadian Geodetic Datum elevation of 118.38 metres;

(C) Despite regulation 10.10.40.10, no portion of any **building** or **structure** above **established grade** may exceed the maximum height in metres specified by the numbers following the letter "H" as shown on Diagram 2 of By-law 1398-2017;

(D) Despite regulation 10.5.40.10 (3), the following equipment and **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** by 5.2 metres:
   - (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment.

(E) Despite regulation 10.5.50.10 (4), the minimum required **landscaping** area is 2,300 square metres; a minimum of 1,600 square metres of the required **landscaping** must be **soft landscaping**;

(F) Despite the regulations 10.10.40.70 (1), (2), and (3) the minimum **building setbacks** are shown on Diagram 2 of By-law 1398-2017;

(G) Despite (F) above, the minimum building setback for an underground parking garage from a lot line is 0.5 metres;

(H) Despite (F) above, the following **building** elements and **structures** may encroach into a required **building setback**:
   - (i) eaves, canopies, cornices, lighting fixtures, awnings, architectural features, window sills, wheelchair ramps, retaining walls, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground **parking garage**;
   - (ii) balconies to a maximum of 1.0 metre;
(iii) uncovered patios to a maximum of 2.0 metres; and
(iv) uncovered patios below established grade to a maximum of 3.5 metres into the required building setback from the west lot line.

(i) The total gross floor area of all buildings and structures on the lot must not exceed 8,550 square metres;
(J) The maximum number of residential dwelling units on the lot is 77;
(K) Amenity space for the use of residents of all buildings must be provided and maintained as follows:
   (i) A minimum of 2.0 square metres of indoor amenity space for each dwelling unit must be provided in a multi-purpose room or rooms within the building and at least one must contain both a kitchen and a washroom; and
   (ii) A minimum of 2.0 square metres of outdoor amenity space for each dwelling unit must be provided of which at least 180 square metres is in a location adjoining or directly accessible from the indoor amenity space required in (i) above.

(L) A sales office used to sell dwelling units in the development is permitted for a period of 3 years from the date of the passing of By-law 1398-2017;
(M) If a sales office in (L) above is in a newly erected building:
   (i) the maximum permitted gross floor area is 280 square metres;
   (ii) the maximum building height is 4.0 metres; and
   (iii) the minimum building setback from the west and south lot lines is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1398-2017 ]

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

Site Specific Provisions:

(A) On 25 Leonard Avenue, if the requirements of this By-law 1079-2017, are complied with, none of the provisions of Clause and Regulations 10.5.50.10.(5), 10.5.100.1.(5), 10.10.40.1.(2), 10.10.40.30.(1)(B), 10.10.40.40.(1), 10.10.40.70.(2), 10.10.40.70.(4)(G), 200.5.10.1.(1), 220.5.10.1.(2), 230.10.1.20.(1) and 230.20.1.20.(2), apply to prevent the erection or use of a building, structure, addition or enlargement permitted by the following regulations;
(B) The lot consists of the land delineated by the heavy line on Diagram 1 of By-law 1079-2017;
(C) The building is comprised of the existing building A and the new building B as shown on the attached Diagram 3 of By-law 1079-2017;
(D) The total gross floor area of all buildings and structures must not exceed 3,820 square metres and:
   (i) The total gross floor area of building A, as existing in the year 2017, must not exceed 3,120 square metres;
   (ii) The total gross floor area of building B must not exceed 700 square metres;
(E) The gross floor area is comprised of 99 social housing dwelling units on the lot;
(F) No portion of any buildings or structures on the lot may have a height greater than the height in metres specified by the number following the H symbol on Diagram 3 of By-law 1079-2017;
(G) Despite (F) above, parapets, lighting fixtures, ornamental elements, chimneys, vents, stacks, transformer vaults, stair shafts, safety and wind protection elements, window washing equipment, green roof elements and public art features may exceed the permitted maximum height specified by the numbers following the "H" symbol as shown on Diagram 3 of By-law 1079-2017 by 2.0 metres;
(H) Despite regulation 10.10.40.10(2) the height of the exterior main walls of the building addition on the lot must not exceed 12.0 metres;
(I) Minimum building setbacks must be provided as shown on Diagram 3 of By-law 1079-2017;
(J) Despite regulation 10.10.40.80(1) the distance between the main wall of building A and the main wall of building B on the lot must be at least 5.2 metres, save and except for stairs that serve the building as shown on Diagram 3 of By-law 1079-2017;
(K) Despite (I) and (J) above, the following may encroach beyond the heavy and dashed lines shown on Diagram 3 of By-law 1079-2017 by 2.4 metres: canopies, cornices, awnings, trellises, eaves, window sills, lighting fixtures, public art and stair enclosure related to building A;
(L) The stair enclosure as shown on Diagram 3 of By-law 1079-2017 must be a minimum distance of 2.1 metres from the rear lot line;

(M) Despite regulation 101.10.40.50(1) amenity space for all social housing dwelling units in building A and building B must be provided and maintained in accordance with the following:

(i) Indoor amenity space must equal a minimum of 240 square metres and may be in a multipurpose room or rooms and at least one room must contain a kitchen and a washroom; and

(ii) Outdoor amenity space must equal a minimum of 120 square metres and must be provided and maintained on the lot and in a location that may or may not adjoin or be directly accessible from indoor amenity space;

(N) Despite regulation 230.5.10.1(5) bicycle parking spaces for all social housing dwelling units in building A and building B must be provided and maintained on the lot in accordance with the following:

(i) A minimum of 48 long-term bicycle parking spaces must be provided within the buildings; and

(ii) A minimum of 20 short-term bicycle parking spaces must be provided.

Prevailing By-laws and Prevailing Sections: [ By-law: 1079-2017 ]

(39) Exception R 39

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

Site Specific Provisions:

(A) On 2525 Bathurst Street, if the requirements in Section 5 and Schedule A of By-law 510-2018 are complied with, none of the provisions of 10.5.40.10(1) and 10.5.40.40(1) apply to prevent the erection or use of a building, structure, addition or enlargement permitted in compliance with (B) to (L) below;

(B) Despite regulation 10.5.40.10(1), the height of the building is the distance between the Canadian Geodetic Datum elevation of 178.75 metres and the elevation of the highest point of the building;

(C) Despite regulation 10.10.40.10(1), the permitted maximum height of a building or structure is the numerical value in metres following the letter "HT" and, where indicated, the numerical number of storeys following the letters "ST" within the areas delineated on Diagram 3 of By-law 510-2018;

(D) Despite regulation 10.10.40.40(1), the permitted maximum gross floor area of all buildings and structures is 11,400 square metres;

(E) Despite Clause 10.10.40.70, the required minimum building setbacks are those shown on Diagram 3 of By-law 510-2018;

(F) Despite Clause 10.5.40.60, the following building elements and structures are permitted to encroach into the required building setback areas beyond the heavy lines and building envelopes, specified in Diagram 3 of By-law 510-2018:

(i) eaves, cornices, lighting fixtures, fences and safety railings, trellises, balustrades, chimneys, vents, wheelchair ramps, retaining walls, landscape features, privacy screens, ornamental structures, frames, underground garage ramps, walkways, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, stair landings, decks, planters, public art features, cladding, and architectural features;

(ii) platforms such as balconies may project a maximum of 1.8 metres beyond the heavy lines and building envelopes specified on Diagram 3;

(iii) canopies which may encroach a maximum of 3 metres beyond the heavy lines and building envelopes specified on Diagram 3;

(G) Despite Clause 10.5.40.10, the following building elements and structures are permitted to project vertically above the height limits specified in Diagram 3 of By-law 510-2018:

(i) parapets, guardrails, railings, balustrades, stairs, stair enclosures, privacy screens, fluxes, vents and air intakes, trellises, eaves, frames, ornamental or architectural elements, insulation and roof surface materials, landscape elements, lighting fixtures, solar panels and solar hot water heaters, communications equipment, lightning rods, window washing equipment, and elements or structures on the roof of the building used for green roof, drainage, safety or wind protection by a maximum of 2.0 metres above the height specified by the numbers following the "H" as shown on attached Diagram 3;

(H) Despite regulation 10.5.50.10(4) a minimum of 24 percent of the lot area must be used for landscaping of which 10 percent must be soft landscaping;
Despite regulation 200.5.1.10.1(1), **parking spaces** must be provided and maintained in accordance with the following minimum standards:

(i) Minimum of 0.61 **parking spaces** per **dwelling unit** for residents, of which a minimum of 2 **parking spaces** must be for car share purposes; and

(ii) Minimum 0.10 **parking spaces** per **dwelling unit** for visitors;

Despite regulation 200.15.10(1), a minimum of 5 accessible **parking spaces** are required;

Despite regulation 220.5.10.1, a minimum of 1 Type “G” **loading space** must be provided; and

The following regulations do not apply:

(i) 5.10.40.70 (2) Setbacks, Parts of a Building or Structure to which a Required Building Setback Applies; and

(ii) 10.10.40.30(1)(B) Building Depth.

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

[By-law: 510-2018]

**Exception R 40**

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

**Site Specific Provisions:**

(A) On 14 Dewhurst Boulevard, none of the requirements of 10.5.50.10.(5), 10.5.60.10.(1), 10.5.80.30.(1), 10.5.100.1, 10.10.40.30.(1), 10.10.40.80.(1), 200.5.1.10.(12) and 200.15 shall prevent the erection or use of an **apartment building**, including **ancillary buildings or structures**, and any addition or enlargement provided that the requirements of (B) to (P) below are met;

(B) Despite 10.5.40.70 and 10.10.40.70, a **building** or **structure** must be located entirely within the area delineated by heavy lines on Diagram 3 of By-law 1086-2018;

(C) Despite Regulation 10.10.40.10.(1), any **building** or **structure** erected on the lands must not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 1086-2018 with the exception of the following:

(i) Mechanical equipment and any associated enclosure **structures**, parapets, generators, guard rails, railings and dividers, pergolas, trellises, screens, gates, stairs, stair enclosures, landings, wheel chair ramps, platforms abutting pedestrian entrances, bicycle racks, bollards, window washing equipment, lightning rods, architectural features, elements of a **green roof** are permitted to extend a maximum of 4 metres above the heights shown on Diagram 3 of By-law 1086-2018; and

(ii) Any **park** elements within the portion of the **lot** identified as “Land to be conveyed to the City for a public park” on Diagram 3 attached to By-law 1086-2018;

(D) Despite (B) above and the requirements of 10.5.40.60, the following may encroach into a required **building setback** shown on Diagram 3 of By-law 1086-2018 as follows:

(i) Awnings and canopies to a maximum of 3.0 metres;

(ii) Doors, cornices, ornamental elements, parapets, architectural flutes, pillars, pergolas, trellises, eaves, ventilation shafts, guardrails, balustrades, railings, wheel chair ramps, columns, piers, window sills, light fixtures, to a maximum of 1.2 metres; and

(iii) Balconies, platforms, and/or terraces are permitted to encroach to a maximum of 2.1 metres;

(E) Despite Regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum of 115.17 metres and the elevation of the highest point of the **building**; [By-law 251-2019]

(F) Despite Regulation 10.10.40.40.(1), the total **gross floor area** of all **buildings and structures** erected on the **lot** must not exceed 3,600 square metres;

(G) A maximum of 32 **dwelling units** are permitted, of which a minimum of 21 must be two-bedroom **dwelling units** and a minimum of 5 must be three-bedroom **dwelling units**;

(H) Despite Regulations 10.5.50.10.(4) a minimum of 110.1 square metres of **soft landscaping** is required to be provided on the **lot**, excluding the portion of the **lot** identified as “Land to be conveyed to the City for a public park” on Diagram 3 attached to By-law 1086-2018;

(I) Despite Regulation 10.10.40.50.(1), residential **amenity space** must be provided and maintained as follows:

(i) A minimum of 35.9 square metres as indoor **amenity space**; and
(ii) No outdoor amenity space is required;

(J) Despite Regulations 200.5.10.1(1), parking spaces must be provided and maintained on the lot as follows:

(i) 24 parking spaces for occupants of the dwelling units, which may be provided as stacked parking spaces; and

(ii) 1 parking spaces for visitors, which is to be located on the surface of the lot;

(K) Despite Regulation 200.5.1.10.(2) and 200.5.1.10.(4), stacked parking spaces must have the following minimum dimensions:

(i) a minimum length of 5.2 metres;

(ii) a minimum width of 2.5 metres, and may be obstructed on one or both sides without an increase in the minimum required width;

(iii) a minimum vertical clearance of 1.5 metres; and

(iv) a platform of such stacked parking space may have dimensions of not less than 5.0 metres in length and 2.5 metres in width;

(L) Despite Regulation 200.5.1.10.(2), the one surface parking space required for visitors may have a minimum width of 2.48 metres, and may be obstructed on one or both sides without an increase in the minimum required width;

(M) Despite Regulation 10.5.100.1:

(i) For stacked parking spaces, the driveway width for each stacked parking space is a maximum of 6 metres; and

(ii) For the visitor parking space located on the surface of the lot, the driveway width is a maximum of 3.5 metres;

(N) Despite Regulation 220.5.10.1.(2), no Type "G" loading space is required;

(O) Despite Regulation 230.10.1.20.(1), long-term bicycle parking spaces may be located in storage lockers; and

(P) A minimum of 41 bicycle parking spaces must be provided and maintained for the dwelling units in accordance with the following:

(i) A minimum of 33 long-term bicycle parking spaces; and

(ii) A minimum of 8 short-term bicycle parking spaces.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1086-2018 ]

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

Site Specific Provisions:

(A) On 666 Spadina Avenue, if the requirements in Section 6 and Schedule A of By-law 1249-2018 are complied with, none of the provisions of 10.10.40.10(1) and 10.10.40.40(1) apply to prevent the erection and use of a building, structure, addition or enlargement permitted in compliance with (B) to (W) below;

(B) Despite regulation 10.5.40.10(1), the height of the building is the distance between the Canadian Geodetic Datum elevation of 111.10 metres and the elevation of the highest point of the building;

(C) Despite regulation 10.10.40.10(1) the height of any building or structure on the lot must not exceed the maximum height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 1249-2018;

(D) Despite regulation 10.5.50.10(4) the lot must have:

(i) a minimum 45 percent of the area of the lot for landscaping; and

(ii) a minimum of 65 percent of the landscaping area required in (i) above, must be soft landscaping;

(E) A minimum of 725 square metres of privately owned publicly accessible open space, and one privately owned publicly accessible pedestrian walkway easement must be provided on the lot generally in the locations as shown on Diagram 3 of By-law 1249-2018;

(F) In addition to the uses permitted pursuant to Section 10.10.20.10(1) the following uses are also permitted within Building A, as shown on Diagram 3 of By-law 1249-2018 art gallery, artist studio, automated banking
machine, eating establishment, financial institution, personal service shop, office, retail store, recreation use, or take-out eating establishment;

(G) Despite regulation 10.10.20.100(12), more than one retail store is permitted within Building A as shown on Diagram 3 of By-law 1249-2018, provided:

(i) the total gross floor area of all retail stores does not exceed 700 square metres; and
(ii) retail stores are located on the first storey;

(H) Regulation 10.10.40.30(1)(B), with respect to building depth, does not apply;

(I) Despite regulation 10.10.40.40(1), the maximum gross floor area of all buildings and structures is 30,600 square metres and:

(i) the total gross floor area for Building A as shown on Diagram 3 of By-law 1249-2018 must not exceed 10,400 square metres, of which a maximum of 9,700 square metres may be used for residential uses and a maximum of 700 square metres may be used for non-residential uses; and
(ii) the total gross floor area for Building B as shown on Diagram 3 of By-law 1249-2018 must not exceed 20,200 square metres;

(J) Despite regulation 10.10.40.50(1) amenity space for all dwelling units in Building A and Building B as shown on Diagram 3 of By-law 1249-2018 must be provided in accordance with the following:

(i) a minimum of 860 square metres of indoor amenity space must be provided and maintained on the lot, consisting of a multi-purpose room or rooms that must include food preparation and sanitary facilities; and
(ii) a minimum of 1,237 square metres of outdoor amenity space that does not have to be adjoining or be directly accessible from the indoor amenity space;

(K) Despite regulations 10.5.40.70(1) and 10.10.40.70 the required minimum building setbacks are shown on Diagram 3 of By-law 1249-2018;

(L) Despite clause 10.5.40.60 the following building elements are permitted to encroach into the required setbacks:

(i) balustrades, eaves, cornices, guardrails, ornamental elements, lighting fixtures, transformer vault, trellises, window sills, vents, stairs, railings, and wheelchair ramps, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage;
(ii) balconies may project a maximum of 1.8 metres beyond the heavy lines and building envelopes specified on Diagram 3 of By-law 1249-2018; and
(iii) canopies may encroach into the required setbacks but must be located within the areas delineated by the dashed lines as identified on Diagram 4 of By-law 1249-2018;

(M) Despite clause 10.5.40.10 the following building elements and structures are permitted to project vertically beyond the height limits specified in Diagram 3 of By-law 1249-2018:

(i) parapets, antennas, elevator overruns, guardrails, railings, balustrades, stairs, stair enclosures, privacy screens, flues, vents and air intakes, trellises, eaves, frames, ornamental or architectural elements, insulation and roof surface materials, landscape elements, lighting fixtures, solar panels and solar hot water heaters, communications equipment, lightning rods, window washing equipment, and elements or structures on the roof of the building used for outside or open air recreation, green roof, drainage, safety or wind protection purposes which may project a maximum of 2.0 metres above the height specified by the numbers following the "HT" beyond the heights specified on Diagram 3;

(N) Despite regulation 10.5.40.10(3) no projection, other than those permitted in (M) above, are permitted beyond the height specified by the numbers following the "HT" as shown on Diagram 3 of By-law 1249-2018: for the area labeled "Top of Mechanical Penthouse";

(O) Regulation 10.5.40.10(4)(A), regarding the functional operation area of a building does not apply;

(P) Despite regulation 200.5.1(3) the minimum drive aisle width may be 5.48 metres;

(Q) Despite clause 200.5.1.10(2)(B) and (D), a parking space existing on July 27, 2018 in the underground garage may have the following minimum dimensions:

(i) length of 5.6 metres;
(ii) width of 2.6 metres; and
(iii) vertical clearance of 2.0 metres;

(R) Despite the parking rates in Table 200.5.10.1 and regulation 200.5.1.10.1(1) parking spaces for all residential units on the lot must be provided as follows:
(i) a minimum of 159 parking spaces for residents;
(ii) a minimum of 37 parking spaces for residential visitors; and
(iii) no parking spaces are required for non-residential uses;

(S) Despite (R) above, if Building A contains fewer than 133 dwelling units, the number of parking spaces required in (R) above may be reduced by 0.34 parking spaces for each dwelling unit that is reduced;

(T) Despite regulation 200.15.1(1) and 200.15.1.5 an accessible parking space may:
(i) have a vertical clearance of 2.0 metres; and
(ii) a parking space does not have to be located closest to a main pedestrian access to a building;

(U) Despite regulation 220.5.10 one loading space - Type C, and one loading space - Type G must be provided on the lot;

(V) Despite regulation 230.5.1.10(6) and (9), and 230.5.10.1(1) and (5) bicycle parking spaces for all dwelling units in Building A and Building B must be provided and maintained on the lot in accordance with the following:
(i) a minimum of one hundred and fourteen (114) bicycle parking spaces – long-term must be provided within Parking level 1 and Parking level 2;
(ii) a minimum of forty-six (46) bicycle parking spaces – long-term must be provided at grade;
(iii) a minimum of fourteen (14) bicycle parking spaces – short-term shall be provided at grade; and
(iv) no bicycle parking spaces are required for non-residential uses;

(W) Despite regulation 5.10.40.70(2), setbacks below grade do not apply; and

(X) Section 600.10, with respect to tall building regulations in the Downtown does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1249-2018 ]

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

Site Specific Provisions:

(A) If the requirements of Section 5 and Schedule A of By-law 1348-2018(LPAT) are complied with then none of the Clauses and Regulations apply to prevent the erection of a building or structure in compliance with (B) to (BB) below;

(B) Established grade is Canadian Geodetic Datum elevation of 159.95 metres;

(C) Despite Clause 10.10.40.10(1) and 10.10.40.10(8), no part of a building may exceed the maximum building height in metres, indicated by the number following the letters HT for the maximum number of storeys indicated by the number following the letters ST on Diagram 3 of By-law 1348-2018(LPAT);

(D) Despite Section 4(C) above and Section 4(F) below, for each of Building A and Building B shown on Diagram 3 of By-law 1348-2018(LPAT), the building roof area must not exceed 715 square metres and the total area of the mechanical penthouse for each of Building A and Building B must not cover more than 63 percent of the area of the building roof;

(E) Despite Sections 4(C) and 4(D) above and Clause 10.5.40.10, the following elements of a building may exceed the maximum permitted building height as follows:
  (i) 1.5 metres for parapets, guard rails, railings and stairs, window washing equipment, architectural features, elements of a green roof;
  (ii) 6.0 metres for a stair enclosure related for the below-grade parking garage, dividers, trellises, screens, and architectural roof canopies on both existing and new buildings;
  (iii) 2.1 metres for pipes, vents chimneys and lightning rods above the height of the mechanical penthouse; and
  (iv) 11.0 metres for architectural entrance canopies below the third storey on both the existing and new buildings;

(F) Despite 10.10.40.70(3)(C), all portions of a building or structure above ground must be located within the areas delineated as building setback line on Diagram 3 of By-law 1348-2018(LPAT);

(G) Despite Section 4(F) above and Clauses 10.5.40.50, 10.5.40.60 and 5.10.40.70.(1) the following elements of a building, above or below-ground, may extend into a required building setback line, shown on Diagram 3 of By-law 1348-2018(LPAT), as follows:
(i) 2.0 metres for light fixtures, ornamental elements, patios, decks, terraces, planters, ventilation shafts, stairs, stair enclosures, wheelchair ramps, awnings and cornices;
(ii) 5.0 metres for canopies;
(iii) **Parking garage** ramps and associated **structures** below-ground; and
(iv) Exterior enclosed stairwells for below-ground **parking garage** if it is no closer to a lot line than 1.2 metres;

(H) Despite Clause 10.10.40.40.(1)(A), the total **gross floor area** of all **buildings** or **structures** on the lands shown on **Diagram 1** must not exceed 66,500 square metres;

(I) Despite Clauses 10.5.40.20. 10.5.40.30. 10.10.40.1.5(B) and 10.10.40.1.(5)(B), the required **building length** and **building depth** do not apply, provided that the **buildings** comply with the **building length** and **building depth** indicated on **Diagram 3** of **By-law 1348-2018(LPAT)**;

(J) Despite Clause 10.10.40.1(2), a maximum of four residential **buildings** are permitted on the lands as indicated on **Diagram 3** of **By-law 1348-2018(LPAT)**;

(K) Despite Clauses 10.5.40.70 and 10.5.40.71, the minimum **front yard setback** for any new **building** or **structure** erected on the lands shown on **Diagram 1** after the date that **By-law 1348-2018(LPAT)** comes into force and for any **existing buildings** or **structures** erected before the date of **By-law 1348-2018(LPAT)** is indicated on **Diagram 3** of **By-law 1348-2018(LPAT)**;

(L) Despite Clause 10.10.40.80.(1)(B), the distance between **main walls** of the **apartment buildings** is indicated on **Diagram 3** of **By-law 1348-2018(LPAT)**;

(M) Despite Clause 10.5.50.10(4), the combined **soft landscape** and **landscape** requirements must be not less than 30 percent of the area of the lands shown on **Diagram 1** of **By-law 1348-2018(LPAT)**;

(N) Despite Clause 10.5.50.10.(5), no strip of **soft landscaping** is required along the southerly **lot line**;

(O) Despite Clause 10.10.40.50.(1)(A), indoor **amenity space** must be provided on the lands shown on **Diagram 1** of **By-law 1348-2018(LPAT)** for the use of all residents of such lands at a minimum of 1.7 square metres for each new **dwelling unit** erected on the lands after the date of **By-law 1348-2018(LPAT)** and, outdoor **amenity space** must be provided on the lands shown on **Diagram 1** for the use of all residents of such lands at a minimum of 2.4 square metres for each new **dwelling unit** erected on the lands after the date of **By-law 1348-2018(LPAT)**, of which:

(i) A minimum of 518 square metres of indoor **amenity space** and 661 square metres of outdoor **amenity space**, portions of which are contiguous, are provided respectively in or adjacent to Building A and/or Building C shown on **Diagram 3**; and

(ii) A minimum of 395 square metres of indoor **amenity space** and 707 square metres of outdoor **amenity space**, portions of which are contiguous, are provided respectively in or adjacent to Building B and/or Building D shown on **Diagram 3**;

(P) For clarity, other than the indoor and outdoor **amenity space** required in Section 4 (O) above, no additional indoor or outdoor **amenity space** is required for the existing **buildings** erected on the lands shown on **Diagram 1** before the date of **By-law 1348-2018(LPAT)**, provided that the indoor **amenity space** in Buildings A and B shown on **Diagram 3** and the outdoor **amenity space** on the lands shown in **Diagram 1** is provided for the use of all **buildings** and all residents of such buildings on the lands shown on **Diagram 1**;

(Q) Despite Clauses 200.5.1.10.2.(A)(iv), 200.5.10.1.(1), and 200.15.1.5.(1) the minimum required number of **parking spaces** for residents of the lands shown on **Diagram 1** and their visitors must be located in a below ground **parking garage** as follows:

(i) A total of 118 **parking spaces** for the use of residents of **dwelling units** in the **buildings** erected before the date of **By-law 1348-2018(LPAT)**, of which 86 **parking spaces** must be exclusively resident **parking spaces** and 32 must be visitors **parking spaces**; and

(ii) In addition to the **parking spaces** required in (i) above, for **buildings** erected on the lands shown on **Diagram 1** after the date of **By-law 1348-2018(LPAT)** a minimum of:

   (a) 0.35 **parking spaces** for each new **dwelling unit** erected after the date of **By-law 1348-2018(LPAT)** must be provided exclusively as residents **parking spaces**; and

   (b) 0.1 **parking spaces** for each new **dwelling unit** erected after the date of **By-law 1348-2018(LPAT)** must be provided as visitor **parking spaces**;

(iii) Accessible **parking spaces** may be located at different levels of the below grade **parking garage**;
(R) Despite Section 4(Q) above, the parking space requirements for the existing buildings, may be provided off-site during the construction of the new buildings, for a period not to exceed three years from the date of By-law 1348-2018(LPAT);

(S) A maximum of 10 percent of the required parking spaces may have a minimum length of 5.0 metres and a minimum width of 2.3 metres, if the parking space is accessed by a drive aisle that has a minimum width of 6.0 metres;

(T) Despite Clauses 10.5.80.10(3) and 10.10.20.10.(1) and 4 (Q) above, all required visitor parking spaces may be used for public parking and charging for visitor parking is permitted;

(U) Despite Clause 10.5.80.10(9)(B), commercial vehicles may be permitted to be parked above-ground;

(V) Despite Clauses 10.5.100.1(4), driveway access to the buildings erected before the date of By-law 1348-2018(LPAT) on the lands shown on Diagram 1 may have a maximum total width of 12.0 metres;

(W) Bicycle parking spaces must be provided and maintained on the lands shown on Diagram 1 for the use of all residents of such lands, as follows:

(i) 0.9 long-term bicycle parking spaces for each dwelling unit erected on such lands after the date of
By-law 1348-2018(LPAT); and

(ii) 0.1 short-term bicycle parking spaces for each dwelling unit erected on such lands after the date of
By-law 1348-2018(LPAT);

(X) Despite Clauses 230.5.1.10(9)(B)(iii), 230.10.1.20(2) and 230.5.1.10(9)(B), required bicycle parking spaces are permitted to be located on lower levels of the below-ground parking garage;

(Y) Despite Clause 220.5.10.1, a minimum of one Type "G" loading space must be provided and maintained on the lands shown on Diagram 1;

(Z) A temporary sales office, used exclusively for the initial sale and/or initial leasing of dwelling units on the lands shown on Diagram 1, is permitted for a period of time not to exceed three years from the date of By-law 1348-2018(LPAT);

( AA) The portion of the building identified as having a maximum height of 1.2 metres (HT 1.2 metres) on Diagram 3 of By-law 1348-2018(LPAT) must only be used for a green roof; and

(BB) This exception applies to all of the lands collectively indicated on Diagram 1 of By-law 1348-2018(LPAT) regardless of future severance, partition or division, including stratified severance.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1348-2018 ]

(43) Exception R 43
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 37 Mitchell Avenue in 1979, public parking and a vehicle service station are permitted if they are located within a building that existed on the lands on November 1, 1979; and [TO: 438-86; 12 (1) 148]

(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(45) Exception R 45
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1066-1078 Dovercourt Rd. even and inclusive, and 1009 Dupont St. in 1981, a personal service shop, dry cleaning shop, medical office, financial institution, post office, service shop, day nursery, and place of assembly that is a union hall are permitted, if:

(i) the use is located on the ground floor of the building;

(ii) the gross floor area pertaining to the use does not exceed a floor space index of 1.0;
(iii) the gross floor area pertaining to permitted residential uses does not exceed a floor space index of 1.0;
and
(iv) the gross floor area of uses permitted in (A) and permitted residential uses does not exceed a floor space index of 1.5. [TO: 438-86; 12 (1) 151]

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

(46) Exception R 46

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

Site Specific Provisions:

(A) On the lands municipally known as 1080 Dovercourt Rd. in 1981, a laboratory is permitted; and [TO: 438-86; 12 (1) 169]
(B) On the lands municipally known as 1080 Dovercourt Rd., 1089, 1089A, 1091, 1097 Dovercourt Rd. in 1981, a personal service shop, dry cleaning shop, medical office, financial institution, post office, service shop, day nursery, and place of assembly that is a union hall are permitted, if:
   (i) the use is located on the ground floor of the building;
   (ii) the gross floor area pertaining to the use does not exceed a floor space index of 1.0;
   (iii) the gross floor area pertaining to permitted residential uses does not exceed a floor space index of 1.0;
   and
   (iv) the gross floor area of uses permitted in (A) and permitted residential uses does not exceed a floor space index of 1.5. [TO: 438-86; 12 (1) 151]

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

(48) Exception R 48

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

Site Specific Provisions:

(A) On 155 Wellesley Street East, despite former City of Toronto By-law 22751, if the requirements of By-law 1183-2018 are complied with, a building or structure may be constructed in compliance with regulations (B) to (K) below;
(B) The lot consists of the land delineated by the heavy line on Diagram 1 of By-law 1183-2018;
(C) Despite clauses 10.10.20.10 and 10.10.20.100, a medical office, and a retail store are permitted uses within the areas of the building delineated by heavy lines shown on Diagram 3 of By-law 1183-2018;
(D) Despite regulation 10.10.40.40(1), the aggregate of the residential gross floor area and non-residential gross floor area of buildings and structures as shown on Map 1 shall not exceed 10,000 square metres, excluding the underground parking garage, provided that the non-residential gross floor area of buildings and structures shall not exceed 2,500 square metres within the areas of the building delineated by heavy lines shown on Diagram 3 of By-law 1183-2018;
(E) Despite regulations 5.10.40.70(1) or (2), 10.5.40.70(1) and (2), 10.5.100.1(5), and clauses 10.5.40.60, 10.10.40.70 and 10.10.40.80, no portion of any building or structure may be located outside the area delineated by heavy lines shown on Diagram 3 of By-law 1183-2018 with the exception of:
   (i) architectural features, balconies, terraces, awnings, canopies, light fixtures, parapets, art and landscape features, patios, decks, pillars, trellises, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, fences, frames, screens, window washing equipment, walkways, transformer vaults, wheelchair ramps and site servicing features which may extend by no more than 2.0 metres beyond the heavy lines shown on Diagram 3;
(F) Despite clause 10.10.40.10, no portion of any new building or structure may exceed the height in metres specified by the numbers following the symbol HT of Diagram 3 of By-law 1183-2018 with the exception of:
   (i) access ladder, architectural features, balustrades, chimney and flue stacks, communications equipment, cooling towers, doors, eaves, elements of a green roof including green roof servicing enclosures, guard rails, insulation and roof surface materials, landscaping
features, light fixtures, lightning rods, parapets, railings and dividers, roof drainage, roof hatch, screens, trellises, vents and air intakes and window washing equipment which may exceed the height in metres specified by the numbers following the symbol HT of Diagram 3 by no more than 2.7 metres;

(G) Despite Regulations 10.5.50.10(4) and (5), a minimum of 18 percent of the area of the lot must be for landscaping and a minimum of 50 percent of the required landscaping area must be soft landscaping;

(H) Despite Regulation 10.10.40.50(1), 53 square metres of indoor amenity space and 100 square metres of outdoor amenity space must be provided and maintained on the lot. Such outdoor amenity space is not required to be in a location adjoining or directly accessible to the indoor amenity space;

(I) Despite Regulations 200.5.1(3) and 200.5.1.10(2), a maximum of 72 existing below-grade parking spaces and existing drive aisle are permitted within their existing dimensions as of the date of passing of this By-law;

(J) Despite Regulation 200.5.1.10(2), a maximum of 14 parking spaces may be obstructed which do not provide for an increased width of 0.3 metres on either side; and

(K) Despite Chapter 220, a minimum of one loading space – Type G must be provided and maintained on the lot.

Prevailing By-laws and Prevailing Sections:

(A) former City of Toronto By-law 22751. [ By-law: 1183-2018 ]

(49) Exception R 49

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

Site Specific Provisions:

(A) Despite regulation 10.10.40.40(1) the permitted maximum gross floor area is 1,650 square metres;

(B) Despite regulation 10.5.40.10(1) the height of the building is the distance between the Canadian Geodetic Datum elevation of 155.35 metres and the highest point of the building;

(C) Despite regulation 10.10.40.10(1) the permitted maximum height is 12.5 metres;

(D) Despite regulation 10.10.40.10(2) the permitted maximum height of the exterior portion of main walls for a residential building, other than an apartment building is 10.0 metres above Canadian Geodetic Datum elevation of 155.35 metres for either (i) or (ii) below;

(i) for no less than 60 percent of the total width of:
   (a) all front main walls; and
   (b) all rear main walls; or

(ii) all side main walls:
   (a) for no less than 60 percent of the total width of the side main walls facing a side lot line that abuts a street; and
   (b) for no less than 100 percent of the total width of the side main walls that do not face a side lot line that abuts a street;

(E) Despite regulations 10.5.40.10 (3) and (4), the following may project above the permitted maximum height:

(i) access hatches, air shafts, sky lights may project a maximum of 1.0 metres; and

(ii) elevator equipment and elevator upstands may project a maximum of 1.0 metres;

(F) Despite regulation 10.10.30.20(1) the required minimum lot frontage is 5.0 metres for each townhouse dwelling unit;

(G) Despite regulation 10.10.40.1(4) the required minimum width of a dwelling unit in a townhouse is 5.0 metres;

(H) Despite regulation 10.5.40.70(1) and clause 10.10.40.70 the minimum building setbacks for all buildings or structures are as shown on Diagram 3, attached to By-law 1163-2018;

(I) Despite clause 10.5.40.60, the following may encroach into the required minimum building setbacks in Diagram 3 as follows:

(i) Covered or uncovered decks, porches, patios or other similar platforms and associated structures, canopies, canopy support structures, roofs, awnings or similar structures above a platform may encroach a maximum of 3.5 metres;

(ii) Exterior stairs including landing, may encroach a maximum of 4.5 metres; and
(iii) The eaves of a roof may encroach a maximum of 0.5 metres;

(J) Despite regulations 10.5.50.10(1) and (3), landscaping must be provided as follows:
   (i) a minimum of 38.5 percent of the front yard will be provided as landscaping with a minimum of 50
   percent of the front yard landscaping provided as soft landscaping; and
   (ii) a minimum of 50 percent of the rear yard must be soft landscaping;

(K) Despite regulation 10.10.40.30(1), the maximum permitted building depth is 20.0 metres;

(L) Regulation 10.10.80.40(1) with respect to garage entrances in a front wall does not apply; and

(M) Despite regulation 10.5.100.1(1) the permitted maximum width of driveways is as shown on Diagram 3
attached to By-law 1163-2018.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1163-2018 ]

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

Site Specific Provisions:

(A) Despite regulation 10.5.40.10(1), the height of the building is the distance between Canadian Geodetic Datum elevation of
122.20 metres and the elevation of highest point of the building;

(B) Despite regulation 10.5.40.60(1)(F), balconies located at the second storey on the east façade of the building
may encroach into the required minimum side yard setback a maximum of 3.5 metres;

(C) Despite regulation 10.5.40.60(2)(B), canopies located on the north and west façades of the building may
encroach into a required minimum building setback a maximum of 1.5 metres;

(D) Despite regulation 10.5.50.10(3)(A), a minimum of 57 percent of the rear yard must be soft landscaping;

(E) Despite regulation 10.5.100.1(3)(B), a driveway may have a maximum total width of 6.1 metres;

(F) Despite regulation 10.10.20.40(1), the permitted residential building type is restricted to townhouse;

(G) Despite regulations 10.10.30.20(1)(B) and 10.10.30.20(1)(C)(ii)(b), the required minimum lot frontage is 4.5
metres for each dwelling unit in a townhouse;

(H) Despite regulation 10.10.40.1(4)(A), the required minimum width of a dwelling unit in a townhouse is 4.5
metres;

(I) Despite regulation 10.10.40.10(1)(A), the permitted maximum height is as shown on Diagram 7 of By-law 799-
2018;

(J) Despite regulation 10.10.40.10(2) regarding the height of main walls does not apply;

(K) Despite regulation 10.10.40.30(1)(B), the permitted maximum building depth is 32 metres;

(L) Despite regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum building setbacks are as
shown on Diagram 7, attached to By-law 799-2018; and

(M) Despite regulation 10.10.80.40(2), vehicle access to a parking space may be provided through a driveway
accessed from a street at the front of the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 799-2018 ]

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

Site Specific Provisions:

(A) Despite regulation 10.5.40.10(1) the height of the building is the distance between Canadian Geodetic
Datum elevation of 171.31 metres and the elevation of the highest point of the building;

(B) Despite regulation 10.10.40.10(1), the permitted maximum height of a building or structure is 13.2 metres;

(C) Despite regulation 10.10.40.10(2)(A), the permitted maximum height of the exterior portion of the front and rear
main walls is 11.4 metres;

(D) Despite regulation 10.10.40.30(1)(A), the permitted maximum building depth is 18.5 metres;
(E) Despite regulation 10.5.40.70(1) and clause 10.10.40.70, the required minimum building setbacks are as shown in metres on Diagram 3, attached to By-law 1082-2018;

(F) Despite regulations 10.5.40.60(1)(D), 10.5.40.60(3), 10.5.40.60(5)(A), 10.5.40.60(7)(B), the following may encroach into the required building setbacks:

   (i) in a rear yard, a platform without mains walls attached to or less than 0.3 metres from a building may encroach a maximum of 1.52 metres;

   (ii) exterior stairs, including an exterior landing between stairs; and

   (iii) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach a maximum of 1.0 metres, if it is no closer to a lot line than 0.3 metres;

(G) Despite regulation 10.5.40.50(4)(C), a platform attached to or within 0.3 metres of the rear main wall, may be no higher than 2 metres above average grade;

(H) Despite regulation 10.5.50.10(1)(C), a minimum of 50 percent of the front yard must be landscaping; and

(I) Despite regulation 10.5.50.10(1)(D), a minimum of 60 percent of the front yard landscaping required in (H) above must be soft landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1082-2018 ]

(53) Exception R53
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 85-91 Broadway Avenue and 198 Redpath Avenue, if the requirements of Section 5 and Schedule A of By-law 1345-2018(LPAT) are satisfied none of the provisions of regulations 10.10.40.10(1) and 10.10.40.40 apply to prevent the erection or use of a building, structure, addition or enlargement permitted in compliance with (B) to (S) below;

(B) Despite Section 5.10.40.70(1), the underground garage may be set back 0.0 metres from all lot lines;

(C) Despite regulation 10.10.40.40(1), the permitted maximum gross floor area is 23,900 square metres;

(D) Despite regulation 10.5.40.10(1), the height of the building is the distance between the Canadian Geodetic Datum elevation of 160.15 metres and the elevation of the highest point of the building;

(E) Despite regulation 10.10.40.10(1), the permitted maximum height of a building or structure is the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 1345-2018(LPAT);

(F) Despite clauses 10.5.40.10 and 10.10.40.10, the following building elements and structures are permitted to project vertically beyond the height limits specified in (E) above:

   (i) Safety railings and fences located at each of the roof levels of the building provided the maximum vertical distance of any such railing does not exceed 1.8 metres;

   (ii) A parapet, including roof drainage, thermal insulation and roof ballast at each of the roof levels of the building provided the maximum vertical dimension of any such parapet does not exceed 1.8 metres;

   (iii) Structures on the roof of any part of the building used for outside or open air recreation, wind mitigation elements, landscape features, architectural elements, elevator overruns, public art features, mechanical equipment, telecommunications equipment and antennae, window washing equipment, stair towers, partitions dividing outdoor recreation areas, trellises or a fence, planters, landscape features, wall or structure enclosing such elements, lightning rods and exhaust flues provided the maximum vertical distance of such does not exceed 6.0 metres; and

   (iv) Green roof elements provided the maximum vertical distance of such does not exceed 2.0 metres;

(G) Despite clause 10.10.40.70 and regulation 10.5.40.70(1), the required minimum building setbacks are as shown on Diagram 3 of By-law 1345-2018(LPAT), with the exception of the following:

   (i) Except for structural support elements, the storeys within a portion of the building or structure must be set back a minimum of 7.5 metres from the north lot line between 0 metres and 12.5 metres above the Canadian Geodetic Datum Elevation of 160.15 metres; and

   (ii) Except for structural support elements, the storeys within a portion of the building or structure must be set back a minimum of 2 metres from the east lot line between 0 metres and 5 metres above the Canadian Geodetic Datum Elevation of 160.15 metres;
(H) Despite clause 10.5.40.60 and regulation 10.5.40.50(2), the following building elements are permitted to encroach into the required building setbacks:
   (i) Balconies may be located only within the areas identified on Diagram 4 of By-law 1345-2018(LPAT), attached to and forming part of this By-law; and
   (ii) Landscape and public art features provided that the encroachment does not exceed 7.5 metres;

(I) Despite regulation 10.10.40.50(1), a minimum of 652 square metres of indoor amenity space and 669 square metres of outdoor amenity space must be provided;

(J) Despite clause 200.5.10, a minimum of 80 parking spaces must be provided on the lot in accordance with the following:
   (i) A minimum of 70 parking spaces must be provided for residents; and
   (ii) A minimum of 10 parking spaces must be provided for the use of visitors;

(K) For each car-share parking space provided on the lot, the minimum number of parking spaces required by (I) above may be reduced by 4 parking spaces, up to a maximum of 5 car-share parking spaces;

(L) Despite regulation 230.5.1.10(9) and 230.5.10.1, 316 bicycle parking spaces must be provided for residents and 36 bicycle parking spaces must be provided for visitors;

(M) Despite regulation 230.5.1.10(4), where bicycles are to be parked in a stacked bicycle parking space, the minimum dimension of a bicycle parking space must be at least 0.45 metres wide by 1.8 metres in length with a vertical clearance of 1.2 metres for each bicycle parking space;

(N) Despite regulations 230.5.1.10(6) and 230.5.1.10(9) bicycle parking spaces may be located indoors or outdoors including within a secured room or enclosure;

(O) Regulation 230.10.1.20(1) respecting storage location of bicycle parking spaces does not apply;

(P) A maximum of 385 dwelling units are permitted;

(Q) A minimum 5 percent of the dwelling units must be three bedroom dwelling units;

(R) Regulations 10.5.100.1(5), 10.5.50.10(4)(A) and (B), 10.5.50.10(5), 10.5.80.30 and 10.10.40.10(7) do not apply; and

(S) None of the provisions of By-law 569-2013, as amended, or this By-law shall apply to prevent a temporary sales office on the lot as of the date of passing of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1345-2018 ]

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

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

   (A) On the lands municipally known as 580 Christie St. in 1988, Section 12(1) 19 of former City of Toronto By-law 438-86.

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

Site Specific Provisions:

   (A) On 89 and 101 Roehampton Avenue, if the requirements of clause 5 and Schedule A of By-law 1091-2019(LPAT) are complied with, a building, structure, addition or enlargement may be erected in compliance with (B) to (BB) below;
   (B) Despite regulation 10.10.40.40(1), the permitted maximum gross floor area is 28,700 square metres;
   (C) Regulations 10.5.40.10(4), 10.5.80.1(2), 10.5.80.30(1), and 10.10.40.10(7) do not apply;
   (D) Despite regulation 10.5.40.10(1), the height of the building is the distance between the Canadian Geodetic Datum elevation of 164.30 metres and the elevation of the highest point of the building;
   (E) Despite regulation 10.10.40.10(1), the permitted maximum height of a building or structure is the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 1091-2019(LPAT);
(F) The hatched area shown and described on Diagram 3 of By-law 1091-2019(LPAT) must commence as measured from the Canadian Geodetic Datum elevation of 164.30 metres;

(G) Despite regulation 10.5.40.10(2), the following building elements and structures are permitted to project vertically beyond the height limits specified on Diagram 3 of By-law 1091-2019(LPAT):

(i) a parapet, roof drainage, thermal insulation, roof assemblies, including decking and pavers or roof ballast, safety railings, and fences at each of the roof levels of the building, green roof elements, provided the maximum vertical distance of any such does not exceed 1.8 metres beyond the height of each roof level of the building; and

(ii) structures on the roof of any part of the building used for outside or open air recreation, wind mitigation elements, landscape features, architectural elements, public art features, telecommunications equipment and antennae, window washing equipment, balcony and terrace partitions and dividers, partitions dividing outdoor recreation areas, trellises or a fence, planters, landscape features, lightning rods, swimming pools (elevated or otherwise), structures housing pool or spa maintenance or operational equipment, provided the maximum vertical distance of such does not exceed 3.0 metres;

(H) Despite regulation 10.5.40.10(3), the equipment and structures on the roof of the building referenced in that regulation may exceed the permitted maximum height for the building by 5.0 metres;

(I) Despite regulation 10.5.40.70(1) and clause 10.10.40.70 the required minimum building setbacks are as shown on Diagram 3 of By-law 1091-2019(LPAT);

(J) Despite regulation 10.5.40.60(1), a platform or balcony attached to or within 0.3 metres from a building may encroach into the required building setbacks to a maximum of 1.8 metres;

(K) Despite (J) above, balconies may not encroach within the areas identified as such on Diagram 3 of By-law 1091-2019(LPAT);

(L) Despite regulation 10.5.40.60(2), a canopy, awning, or similar structure, with or without structural support, or a roof over a platform may encroach into the required building setbacks to a maximum of 2.5 metres;

(M) Despite regulation 10.5.40.60(3), exterior stairs, underground garage access ramps, pedestrian access ramps, and elevating devices may encroach into a required building setback to a maximum of 3.0 metres;

(N) Despite regulation 10.5.40.60(5), architectural features including lighting and decorative screens, on a building may encroach into a required building setback to a maximum of 1.8 metres;

(O) Despite regulation 10.5.40.60(8), equipment including but not limited to vents, pipes, utility equipment, satellite dishes, and antennas (including mounting poles) may project into a required building setback a maximum of 1.0 metres;

(P) Notwithstanding (O) above, window washing equipment may project into a required building setback a maximum of 3.0 metres;

(Q) Despite regulation 10.10.40.50(1), the minimum required amenity space is 510 square metres of indoor amenity space and 510 square metres of outdoor amenity space;

(R) Despite regulation 200.5.1.10.1(1), parking spaces must be provided at a combined rate of 0.25 parking spaces per dwelling unit for residents and visitors;

(S) For each car-share parking space provided on the lot, the minimum number of parking spaces required by (R) above may be reduced by 4 parking spaces, up to a maximum of 6 car-share parking spaces;

(T) Despite regulation 10.10.20.20(1), 146 parking spaces may be used for public parking;

(U) Despite regulation 200.5.1(3), the minimum width of a two-way drive aisle providing vehicle access to a parking space within a parking garage is 5.5 metres;

(V) Despite regulations 200.5.1.10(2)(A), (B) and (D), the minimum dimensions of a parking space are:

(i) length of 5.6 metres;
(ii) width of 2.6 metres; and
(iii) vertical clearance of 2.0 metres;

(W) Despite (V) above, a maximum of 28 parking spaces may have minimum dimensions of:

(i) length of 5.3 metres;
(ii) width of 2.4 metres; and
(iii) vertical clearance of 1.7 metres;

(X) Despite clause 200.15.1.5 and regulation 200.15.10(1), a minimum of 6 accessible parking spaces must be provided on the lot;

(Y) Despite regulation 200.5.1.10(2)(A) a stacked parking space may have minimum dimensions of:
(i) length of 5.4 metres;
(ii) width of 2.4 metres; and
(iii) vertical clearance of 1.7 metres;

(Z) Despite regulation 230.5.1.10(9) and 230.5.10.1, a minimum of 0.66 bicycle parking spaces must be provided for each dwelling unit, which may be located on the first storey of the building and on levels of the building below-grade;

(AA) The maximum number of dwelling units is 388, of which a minimum of 20 must be three bedroom dwelling units; and

(BB) Despite regulations 10.5.50.10 (4) and (5), a minimum of 30 percent of the lot must be landscaping of which a minimum 46 percent must be soft landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1091-2019(LPAT) ]

(56) Exception R 56

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

Site Specific Provisions:

(A) For purposes of this exception, the established grade is the Canadian Geodetic Datum elevation of 148.35 metres;

(B) Despite Regulation 5.10.30.20(1), the front lot line is the lot line abutting Russell Hill Road;

(C) Despite Regulation 10.10.40.10(1), the permitted maximum height of a building or structure must not exceed the height in metres specified by the numbers followed by the symbol "HT" shown on Diagram 3 attached to By-law 504-2019;

(D) Despite (C) above, and Regulations 10.5.40.10(2), (3), (4) and 10.10.40.10(8) and (9) the following may exceed the permitted maximum height, by a maximum of 3.0 metres:

(i) Architectural and ornamental features, and equipment and structures used for the functional operation of the building, such as parapets, balustrades, trellises, pergolas, railings, ventilation shafts, lighting fixtures, stairs, stair enclosures, architectural screens, privacy screens, elements and structures used for open air recreation, terrace and balcony guards and dividers including fences, landscaping and green roof elements, permanent outdoor furniture and fixtures, access hatches, elevator overruns, antennae, roof topping and finishes to areas other than green roof and recreation areas, and electrical, utility, mechanical and ventilation equipment;

(E) Despite Regulation 10.10.40.40(1), the total gross floor area of all buildings and structures must not exceed a maximum of 5,565 square metres;

(F) In addition to the gross floor area reductions permitted by Regulation 10.5.40.40(4), the gross floor area of an apartment building may be further reduced by:

(i) the area in the building used for parking ramps;

(ii) indoor amenity space, including that in excess of what is required by this By-law;

(iii) all areas with a floor elevation below established grade, except for dwelling units;

(G) Regulation 10.10.40.30(1)(B) does not apply;

(H) Despite Regulations 5.10.40.1(3), 5.10.40.70(6), 5.10.40.80(1), 10.5.40.70(1) and Clause 10.10.40.70, the required minimum building setbacks are shown in metres on Diagram 3 attached to By-law 504-2019;

(I) Despite (H) above, and Regulations 10.5.40.50(2), 10.5.40.60(1), (2), (3), (5), (6), and (8), the following may encroach into the required building setbacks:

(i) platforms without main walls on exterior sides such as a deck, porch, balcony, or similar structure attached to the building, to a maximum of 3 metres, if no closer to the side lot line than 4 metres, the rear lot line than 6 metres and the front lot line than 7 metres;

(ii) canopies, awnings, roof overhangs, trellises, or similar structures to a maximum of 2 metres, if no closer to a lot line than 4 metres;

(iii) exterior stairs, access ramps, elevating devices and stand-alone ventilation shafts, if no closer to a lot line than 6.6 metres; and

(iv) window projections such as bay windows, box windows and windows sills; architectural features such as pilasters, decorative columns, cornices, belt courses eaves, balustrades, railings, lighting fixtures, or
similar elements; landscaping elements such as planters; and wall mounted equipment such as vents, utilities and servicing equipment, satellite dishes, antenna or poles, and air conditioners to a maximum of 1 metre, if no closer to a lot line than 0.3 metres;

(J) Clause 10.10.40.80 does not apply;
(K) Despite Regulation 10.10.40.50(1), amenity space will be provided at a minimum rate of:
   (i) 20 square metres of indoor amenity space per dwelling unit; and
   (ii) a total of 20 square metres of outdoor amenity space, which may or may not be in a location directly accessible to the indoor amenity space;

(L) Despite Regulation 10.5.50.10(4), a minimum of 38 percent of the lands must be landscaping, and of this requirement, a minimum of 90 percent must be soft landscaping;
(M) Despite Regulation 200.5.1.10(5), a maximum of 36 dwelling units are permitted;
(N) Despite Clauses 10.10.40.70 and 10.10.40.80, the required minimum building setbacks and distance between main walls for all buildings and structures above ground are as shown on Diagram 3, attached to By-law 1216-2019(OMB);
(O) Despite Clause 10.5.100.1(4)(B), driveways may have a maximum total width of 7.5 metres where these cross a lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 504-2019 ]

(57) Exception R 57

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

Site Specific Provisions:

(A) On 200, 202, 204, 206, 208, 210, 212 and 214 Keewatin Avenue, no provisions apply to prevent the erection or use of an apartment building or structure, addition or enlargement permitted in compliance with (B) to (R) below;
(B) Despite Regulation 10.10.40.40(1), the gross floor area of the building must not exceed 6,950 square metres;
(C) A maximum of 36 dwelling units are permitted;
(D) Despite Clauses 10.10.40.70 and 10.10.40.80, the required minimum building setbacks and distance between main walls for all buildings and structures above ground are as shown on Diagram 3 attached to By-law 1216-2019(OMB);
(E) Within the hatched areas shown on Diagram 3 of By-law 1216-2019(OMB) no portion of the building or structure is permitted between a height of 163.25 metres Canadian Geodetic Datum and a height of 167.75 metres Canadian Geodetic Datum;
(F) Despite Clause 10.5.40.60 and (E) and (F) above, the following may encroach into the required minimum building setbacks shown on Diagram 3 attached to By-law 1216-2019(OMB):
   (i) stairs, patios, transformer boxes, railings, juliette balconies, wheelchair ramps, retaining walls and planter boxes; and
   (ii) stair enclosures, porches, cornices, lighting fixtures, vents, awnings, canopies, ornamental elements, parapets, trellises, eaves, window sills, balustrades, downspouts and splash pads, all of which may extend beyond the heavy lines shown on Diagram 3 by a maximum of 1.2 metres;

(G) Despite Regulation 10.10.40.30(1)(B), the maximum building depth is 32.5 metres;
(H) Despite Regulations 10.5.40.10(1), 10.5.50.10(5) and 10.10.40.10(1), the height of any building or structure must not exceed the maximum height permitted as indicated by the letters HT as shown on Diagram 3 attached to By-law 1216-2019(OMB), measured as the distance between 163.25 metres Canadian Geodetic Datum and the elevation of the highest point of the building;
(I) Despite Regulations 10.5.40.10(2), (3) and (4) and (I) above, the following may project no more than 3.0 metres beyond the maximum height as shown on Diagram 3 attached to By-law 1216-2019(OMB):
   (i) a parapet wall, skylights, stairwells, roof terrace access, mechanical rooms, mechanical equipment, partition walls, rooftop terraces and safety structures such as railings;
(J) Despite Regulation 10.5.50.10(4), a minimum of 30 percent of the area of the lands outlined by heavy lines on Diagram 1 of By-law 1216-2019(OMB) must be used for landscaping, of which a minimum of 50 percent must be soft landscaping;

(K) Regulation 10.5.50.10(5) with respect to soft landscaping when abutting another lot in the Residential Zone category does not apply;

(L) Despite Regulation 200.5.10.1(1), parking spaces must be provided on the lot in accordance with the following:

(i) a minimum of 0.7 parking spaces for each one-bedroom dwelling unit;
(ii) a minimum of 0.9 parking spaces for each two-bedroom dwelling unit;
(iii) a minimum of 1.0 parking space for each three-bedroom dwelling unit; and
(iv) a minimum of 0.1 parking spaces for visitors for each dwelling unit;

(M) Despite Regulation 230.5.1.10(4), a stacked bicycle parking space must have a minimum width of 0.4 metres;

(N) Despite Regulation 230.5.1.10(10), both “short-term” and “long-term” bicycle parking spaces may be located in a stacked bicycle parking space;

(O) Despite Regulation 220.5.10.1(2), no loading space is required;

(P) Despite Regulation 10.10.40.50(1), no amenity space is required;

(Q) Prevailing Sections 12(2) 118 and 12(2) 119 of former City of Toronto By-law 438-86 do not apply; and

(R) Despite any existing or future severance, partition or division of the lands outlined by heavy lines on Diagram 1 of By-law 1216-2019(OMB), the provisions of By-law 1216-2019(OMB) will apply to the entire lands as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 119 of former City of Toronto By-law 438-86. [By-law: 1216-2019(OMB)]

(58) Exception R 58

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 187 of former City of Toronto By-law 438-86;

(B) Section 12(2) 335 of former City of Toronto By-law 438-86; and

(C) On 2 Merchant Lane, former City of Toronto by-law 695-92.

(D) City of Toronto By-law 297-2003. [By-law: OMB PL130592]

(59) Exception R 59

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 187 of former City of Toronto By-law 438-86.

(60) Exception R 60

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

Site Specific Provisions:

(A) On lands municipally known in the year 2018 as 383, 423, and 425 Old Weston Road, shown as Part 2 on Diagram 1 to By-law 964-2019, if the requirements of Section 16 and Schedule A of By-law 964-2019 are complied with, a building or structure may be erected and used in compliance with (B) to (Z) below.
(B) The lot comprises the lands outlined by heavy lines and identified as Part 2 on Diagram 1, attached to By-law 964-2019.

(C) Despite Clause 10.5.50.10, a lot with one or more buildings must have:
   (i) A minimum of 45 percent of the area of the lot for landscaping; and
   (ii) A minimum of 45 percent of the landscaping area required in (i) above, must be soft landscaping.

(D) For the purpose of this Exception, landscaping includes outdoor terraces below established grade and at ground level.

(E) In addition to the residential building types in Clause 10.10.20.40, a dwelling unit is permitted in a mixed use building or portion of a mixed use building on the lot.

(F) Despite any regulation to the contrary, a portion of a building on Part 2, as shown on Diagram 1 of By-law 964-2019, may be used for parking spaces, bicycle parking spaces, loading spaces, building services including but not limited to electrical, storm, sanitary and water services, pedestrian and vehicular access, waste and recyclable materials storage and/or mechanical equipment, and Canada Post box, that serve the users of Part 1 as shown on Diagram 1 of By-law 964-2019.

(G) Despite Clause 10.10.40.40, the permitted maximum gross floor area is 10,000 square metres.

(H) Despite all of Clauses 10.5.40.70, 10.10.40.70, the required minimum building setbacks and the required minimum separation distances between main walls of buildings or structures above ground level is shown on Diagram 8 of By-law 964-2019.

(I) Despite Clause 10.10.40.80, minimum separation distances between the main walls of the Blocks shown on Diagram 9 attached to By-law 964-2019 must be provided as follows:
   (i) 16.0 metres between Blocks B and C;
   (ii) 14.0 metres between Blocks C, D and E; and
   (iii) 19.0 metres between Blocks E and F.

(J) Despite Regulations 5.10.40.70 (1) and (2), Clauses 10.5.40.50, 10.5.40.60, and Regulations (H) and (I) above, the following elements of a building may encroach into a required minimum building setback and a required minimum main wall separation distance as follows:
   (i) 0.9 metres for architectural features such as cornices, eaves, piers, mouldings, sills, scuppers, rain water leaders, lighting fixtures and bay windows;
   (ii) 1.5 metres for balconies and guard rails;
   (iii) Terraces below established grade, provided any such terrace must project a minimum of 1.5 metres beyond the main wall of the building to a maximum projection of 2.9 metres, including any associated stairs and landings;
   (iv) 1.8 metres for stoops, decks, porches, canopies and associated structures, awnings and associated structures;
   (v) Covered bicycle storage enclosures, covered walkways, vents, outdoor amenity space elements, ramps, garage ramps and associated structures, air conditioners and generators, Canada Post box, stairs, stair enclosures and retaining walls, garbage chute and associated enclosures, window wells, utility meters and associated enclosures; and
   (vi) structures, elements and enclosures permitted by Regulation (N) below.

(K) Despite Clause 10.10.40.1, more than one residential building is permitted on the lot.

(L) Despite Clause 10.10.40.10, the permitted maximum building height in metres, measured between the established grade to the highest point of a building or structure is the numerical value in metres following the symbol HT on Diagram 8 of By-law 964-2019.

(M) For the purpose of this Exception, established grade is the Canadian Geodetic Datum elevation of 124.25 metres.

(N) Despite Clause 10.5.40.10 and Regulation (L) above, the following elements of a building may extend beyond the maximum building height limits shown on Diagram 8 of By-law 964-2019 as follows:
   (i) 1.5 metres for elements of a green roof, railings and guard rails;
   (ii) 1.8 metres for balcony and roof top terrace dividers, privacy screens and window washing equipment;
   (iii) 3.0 metres for wind screens, wind and mitigation structures, canopies, trellises, awnings and/or other similar shade devices and associated structures, structures on the roof used for outside or open air recreation, outdoor amenity space elements including outdoor kitchens, architectural features and
design elements, parapets, elevator overruns, stairs, stair enclosures, roof top access vestibules and, mechanical equipment and associated enclosures;

(iv) skylights and roof access hatch, vents, stacks, flues and chimneys;

(v) structures, elements and enclosures permitted by Regulation (J) above.

(O) Roof top access vestibules are limited to a maximum gross floor area of not more than 12 square metres per dwelling unit.

(P) Roof top access vestibules must be located within the dashed areas shown on Diagram 8 of By-law 964-2019.

(Q) Despite Clause 10.10.40.50, outdoor amenity space must be provided as follows:

(i) A minimum of 2.0 square metres of outdoor amenity space per dwelling unit must be provided;
(ii) For the purpose of this Exception, outdoor amenity space may be located on any or all of Part 1 and Part 2 as shown on Diagram 1 of By-law 964-2019; and
(iii) Outdoor amenity space may be available for use by the occupants and visitors of a building on Part 1 and/or Part 2 as shown on Diagram 1 of By-law 964-2019 for recreational or social activities,

(R) Despite Chapter 200, parking spaces including accessible parking spaces must be provided in accordance with Section 10 of By-law 964-2019.

(S) Despite Regulation 10.5.80.1(1), a parking space required by this By-law for a use in the Residential Zone category permitted use must be available for the use for which it is required.

(T) Despite Clause 10.5.80.10, the location of required parking spaces must be in accordance with Section 10 of By-law 964-2019.

(U) Regulation 10.5.100.1(4) with respect to driveway width for apartment buildings does not apply.

(V) Regulation 10.5.100.1(5) with respect to driveway access for apartment buildings does not apply.

(W) Clause 10.10.40.30 with respect to building depth does not apply.

(X) Despite Chapter 220, loading spaces must be provided in accordance with Section 11 of By-law 964-2019.

(Y) Despite Chapter 230, bicycle parking spaces must be provided in accordance with Section 12 of By-law 964-2019.

(Z) Despite any existing or future severance, partition or division of the lands shown as Part 2 on Diagram 1 of By-law 964-2019 the provisions of this Exception and By-law 569-2013, shall apply to the whole of the lands as one lot as if no severance, partition or division had occurred.

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

[ By-law: 964-2019 ]

(61) Exception R 61

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

Site Specific Provisions:

(A) On 174-188 Soudan Avenue and 71 and 73 Redpath Avenue, if the requirements of Section 6 and Schedule A of By-law 1094-2019(LPAT) are complied with, a building, structure, addition or enlargement may be constructed or erected in compliance with regulations (B) to (R) below;

(B) Despite regulation 5.10.40.70(1), and Clause 10.10.40.70, the required minimum building setbacks are as shown on Diagram 3 of By-law 1094-2019(LPAT);

(C) For purposes of this exception, established grade is the Canadian Geodetic Datum elevation of 163.1 metres in the year 2017;

(D) Despite regulations 10.5.40.70(1) and 10.10.40.10(1), no portion of any building may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 1094-2019(LPAT);

(E) Despite (D) above, in addition to those elements listed in regulation 10.5.40.10(3) the following building elements and structures are permitted to extend above the heights shown on Diagram 3 of By-law 1094-2019(LPAT):

(i) insulation, pavers and terraces to a maximum of 0.5 metres;
(ii) balustrades, parapets and planters to a maximum of 1.5 metres;
(iii) fences, ornamental features, privacy screens, trellises to a maximum of 3.0 metres;
(iv) chimneys, guardrails, mechanical elements, outdoor amenity space, rooftop swimming pool and deck structure, stacks, vents and window washing equipment to a maximum of 5.0 metres; and
(v) despite (i), (ii) and (iii) above, only chimneys, elevator overruns, parapets and vents are permitted to project above the height of the mechanical penthouse, and only to a maximum of 1.0 metres, within the area of the mechanical penthouse shown on Diagram 3;

(F) Despite regulation 10.5.50.10(4), a minimum of 40 percent of the area of the lot must be landscaping, of which 38 percent must be soft landscaping;

(G) In addition to those elements listed in clause 10.5.40.60, the following building elements and structures are permitted to extend into the required building setbacks shown on Diagram 3 of By-law 1094-2019(LPAT):
   (i) cornices, eaves, lighting fixtures, vents and window sills to a maximum of 0.3 metres;
   (ii) awnings, balconies, balustrades, guardrails, privacy screens, terraces and trellises to a maximum of 1.7 metres;
   (iii) canopies to a maximum of 3.0 metres; and
   (iv) underground garage ramps and their associated structures;

(H) Despite regulation 10.10.40.1(3) the permitted maximum number of dwelling units is 180, of which a minimum of 79 dwelling units must have 2 bedrooms or more;

(I) Despite regulation 10.10.40.40(1) the permitted maximum gross floor area of all buildings or structures must not exceed 14,300 square metres;

(J) Despite regulation 200.5.10.1(1), parking spaces must be provided at a minimum rate of:
   (i) 0.22 parking spaces for each bachelor dwelling unit;
   (ii) 0.51 parking spaces for each one-bedroom dwelling unit;
   (iii) 0.73 parking spaces for each two-bedroom dwelling unit;
   (iv) 0.88 parking spaces for each three or more bedroom dwelling unit; and
   (v) 0.03 parking spaces per dwelling unit for visitors;

(K) Notwithstanding regulation 200.15.1(1), an accessible parking space must have the following minimum dimensions:
   (i) length of 5.6 metres;
   (ii) width of 3.4 metres;
   (iii) vertical clearance of 2.1 metres; and
   (iv) the entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;

(L) Notwithstanding regulation 200.15.10(1), a minimum of 5 parking spaces plus 1 parking space for every 50 parking spaces or part thereof in excess of 100 parking spaces must comply with all regulations for an accessible parking space;

(M) Despite clause 220.5.10.1 a minimum of one loading space – Type G must be provided and maintained on the lot;

(N) Despite regulation 230.5.10.1(1) the required minimum number of bicycle parking spaces provided and maintained on the lot is 180, of which 18 shall be "short-term" bicycle parking spaces and 162 shall be "long-term" bicycle parking spaces;

(O) Regulation 10.5.40.10(4), with respect to horizontal limits on elements for functional operation of a building, does not apply;

(P) Regulation 10.5.50.10(4), with respect to a minimum soft landscaping strip, does not apply;

(Q) Regulation 10.5.100.1(5), with respect to driveway access to an apartment building, does not apply; and

(R) Regulation 10.10.40.30(1), with respect to building depth, does not apply;

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1094-2019(LPAT) ]

(62) Exception R 62

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

Site Specific Provisions:

(A) On 1202-1204 Avenue Road, if the requirements of Section (6) and Schedule A of By-law 1160-2019 are complied with, a building or structure may be erected or constructed in compliance with (B) to (R) below;
(B) For purposes of this exception, the **established grade** is the Canadian Geodetic Datum elevation of 171.98 metres;

(C) Maximum number of **dwelling units** is 7;

(D) Despite Regulation 150.10.40.1(1), one **secondary suite** is permitted at the time of construction;

(E) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Avenue Road;

(F) Despite Regulation 10.10.40.1(4), the required minimum width of a **dwelling unit** in a **townhouse** is 4.85 metres;

(G) Despite Regulation 10.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** must not exceed the height in metres specified by the numbers followed by the symbol HT shown on Diagram 3, attached to this By-law;

(H) Despite regulation 10.5.40.50(4), the floor of the platform at a **front wall** may be no higher than 1.55 metres above **established grade**;

(I) Regulation 10.10.40.10(6) regarding the height of a main pedestrian entrance does not apply;

(J) Regulation 10.10.30(1) regarding **building depth** does not apply;

(K) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 1,375 square metres;

(L) Despite Clause 10.10.40.70, the required minimum building setbacks for all above ground portions of any **building** or **structure** are as shown on Diagram 3 attached to this By-law;

(M) Despite Clause (L) above and regulations 10.5.40.60(5) and (6), the following **building elements** and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3, attached to this By-law, a maximum of 0.5 metres:
   (i) bay windows;
   (ii) architectural banding;
   (iii) canopies; and
   (iv) other ornamental elements;

(N) For the purposes of regulation 10.5.40.60(1) a platform providing access to a **building** or **structure** will be located on the storey closest to the floor height of 173.30 metres Canadian Geodetic Datum;

(O) Despite regulation 10.5.40.60(3)(A) (i) and (iii), exterior stairs providing access to a **building** or **structure** may encroach into a required minimum **building setback** if the stairs are no longer than 2.0 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the **building** or **structure** and no closer to a lot line than 0.0 metres;

(P) Despite Regulation 10.5.50.10(1), (2) and (3), a minimum of 30 percent of the area of the **lot** shall be for **landscaping**, of which 20 percent shall be for soft landscaping;

(Q) Despite Regulation 200.5.10.1(1), a minimum of 7 **parking spaces** for residential use and no visitor **parking spaces** shall be required and maintained on the **lot**; and

(R) Despite regulation 200.15.10(1), no accessible **parking spaces** are required for the **lot**.

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

[ By-law: 1160-2019 ]

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### (64) Exception R 64

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<table>
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<tr>
<td><strong>The lands, or a portion thereof as noted below, are subject to the following Site Specific Provision, Prevailing By-laws and Prevailing Sections.</strong></td>
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<tr>
<td><strong>Site Specific Provisions:</strong></td>
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<tr>
<td>(A) For the purposes of this exception, the <strong>lot</strong> comprises the lands outlined by heavy black lines on Diagram 1 attached to By-law 1351-2019;</td>
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<td>(B) Despite regulation 10.10.40.40(1), the permitted maximum <strong>gross floor area</strong> is 1,900 square metres;</td>
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<td>(C) The permitted maximum number of <strong>dwelling units</strong> is 6;</td>
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<td>(D) For the purposes of this exception, <strong>established grade</strong> is the Canadian Geodetic Datum elevation of 80.01 metres;</td>
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<tr>
<td>(E) Despite Regulations 10.10.40.10(1) and (2), the permitted maximum height of the <strong>building</strong> or <strong>structure</strong>, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 1351-2019;</td>
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(F) Despite (E) above, beginning at a height of 9.74 metres above established grade, the main wall adjacent to the lot line abutting Logan Avenue must be set back at least 2.0 metres from the lot line abutting Logan Avenue;

(G) Despite (E) and (F) above and Regulations 10.5.40.10 and 10.5.75.1, the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 1351-2019 as follows:

(i) parapets, vents, landscape features, railings, balcony guards, handrails, bollards, mechanical equipment and stairs by not more than 1.50 metres;

(ii) green roof and associated elements, including parapets, by not more than 2.0 metres;

(iii) divider screens, sound barriers, acoustical screens, and privacy screens by not more than 2.00 metres; and

(iv) stair access tower, wall or structure enclosing such elements and any mechanical equipment, exhausts and vents on top of these elements by not more than 3.25 metres if such elements are located a minimum of 6.0 metres from the west lot line and 3.0 metres from the north lot line;

(H) Despite Clause 10.10.40.70 the required minimum building setbacks are as shown on Diagram 3 of By-law 1351-2019;

(I) Despite (H) above and Regulations 10.5.40.50(2), 10.5.40.50(3), 10.5.40.60(1), (2), (3), (5)(A), (7)(B), and (8), the following may encroach into the required minimum building setbacks as follows:

(i) lighting, window frames, ornamental architectural features and architectural cladding by not more than 0.60 metres;

(ii) stairs by not more than 1.4 metres; and

(iii) balconies and associated elements, including screens and planters, attached to the east main wall of the building may encroach into building setbacks, if:

(a) They do not encroach by more than 2.50 metres;

(b) Any exterior flooring, associated elements to exterior flooring, and structural elements do not exceed a height of 0.30 metres;

(c) Any walls, sound barriers, acoustical screens, dividers, guardrails, screens or planters do not exceed a height of 2.0 metres, measured from the surface of the balcony; and

(d) They are located at least 2.40 metres above established grade;

(J) Regulation 10.10.40.30(1) with respect to maximum building depth does not apply;

(K) Despite Regulation 200.5.10.1(1) and (2) and the parking rates in Table 200.5.10.1, parking spaces must be provided at the following rates:

(i) a minimum of 1 parking space per dwelling unit for occupants of the dwelling units; and

(ii) no parking spaces are required for visitors to the dwelling units;

(L) Despite 10.5.100.1(3), the driveway width may be greater than 6.0 metres;

(M) Despite 10.5.50.10(1), (2), and (3), a minimum of 20.0 square metres of landscaping is required, all of which must be soft landscaping;

(N) Despite 10.10.30.20(1), the required minimum lot frontage for a dwelling unit in a townhouse is 4.75 metres;

(O) Despite Regulation 10.10.40.1(4) the required minimum width of a dwelling unit in a townhouse is 4.0 metres; and

(P) Section 200.15 with respect to accessible parking spaces does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1351-2019 Enacted ]
(66) **Exception R 66**

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

**Site Specific Provisions:**

(A) On Block A, as identified on Diagram 3 of By-law 1482-2019(LPAT), if the requirements of Section 6 and Schedule A of By-law 1482-2019(LPAT) are complied with, a building, structure, addition or enlargement may be constructed or erected in compliance with regulations (B) to (T) below;

(B) For purposes of this exception, *established grade* is the Canadian Geodetic Datum elevation of 165.65 metres;

(C) Despite Regulation 10.10.40.10(1), no portion of any building or structure may exceed the height in metres specified by the numbers following the symbol HT and number of storeys following the symbol ST on Diagram 4 of By-law 1482-2019(LPAT);

(D) Despite (C) above and Regulations 10.5.40.10(3) and (4), the following building elements may exceed the permitted maximum height:

   (i) Parapets and elements of a green roof up to a maximum of 1.5 metres;

   (ii) Elements or structures on the roof of a building used for outside or open air recreation, outdoor amenity space, fixed outdoor furniture, trellises, privacy screens, terrace or balcony dividers, railings, guardrails, fences, roof access hatches, transformer vaults, stairs, covered stairs or stair enclosures, stair landings, landscape elements or features, ramps or elevating device providing barrier free access, chimneys, vents, flues, stacks, public art features, fire safety equipment and servicing, gas metres and associated privacy screens and window washing equipment up to a maximum of 3.0 metres; and

   (iii) Light fixtures up to a maximum of 5.0 metres;

(E) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum building setbacks are shown on Diagram 4 of By-law 1482-2019(LPAT);

(F) Despite Clause 10.5.40.60, the following building elements may encroach into the required minimum building setbacks:

   (i) Balconies, balcony cladding, balcony screens and associated structures up to a maximum of 1.8 metres;

   (ii) Canopies and awnings and ornamental elements up to a maximum of 2.1 metres; and

   (iii) Architectural wall assemblies not creating enclosed spaces, architectural curtain wall projections, ornamental elements, sun shades and louvres and their associated structures, and window washing equipment are permitted to encroach into a required building setback if such elements:

      (a) remain entirely within the areas delineated by dashed lines on Diagram 4 and Diagram 5 of By-law 1482-2019(LPAT);

      (b) are located at a minimum height of 5.0 metres and do not exceed a maximum height of 21.5 metres; and

      (c) do not enclose space to form a room or rooms;

   (iv) Privacy screens, terrace or balcony dividers, railings, guardrails, fences, transformer vaults, ramps or elevating device providing barrier free access, public art features, chimneys, vents, flues, stacks, lighting fixtures, and fire safety equipment and servicing, up to a maximum depth of 3.0 metres; and

   (v) Gas meters and associated privacy screens;

(G) Despite Regulations 10.5.50.10(4)(A) and 10.5.50.10(4)(B), a minimum of 23 percent of the area of the lot must be landscaping, of which a minimum of 13 percent must be soft landscaping;

(H) Despite Regulation 10.5.50.10(5), a minimum 1.5 metre wide strip of soft landscaping is not required along any part of a lot line abutting another lot in the Residential Zone category;

(I) Despite Regulation 10.10.40.50(1), amenity space must be provided at a minimum rate of 4.13 square metres for each dwelling unit, of which:

   (i) at least 2.0 square metres for each dwelling unit is indoor amenity space, of which a minimum of 25 percent must be in a multi-purpose room or multi-purpose rooms;

   (ii) at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to an indoor amenity space;

   (iii) no more than 25 percent of the outdoor component may be a green roof; and

   (iv) a minimum of one indoor amenity space must contain food preparation facilities and sanitary facilities;
(J) Regulation 10.10.40.30(1)(B) restricting the maximum building depth of an apartment building does not apply;

(K) Despite Regulation 10.10.40.40(1), the total permitted maximum gross floor area of all buildings and structures is 33,300 square;

(L) The permitted maximum number of dwelling units is 440;

(M) A minimum of ten percent of the total number of dwelling units constructed in the building must contain three bedrooms or more;

(N) Despite Regulation 200.5.1(3)(A), the minimum width for a two lane drive aisle is 5.5 metres if the centreline of a parking space is at an interior angle of 70 to 90 degrees to the centreline of the drive aisle providing vehicle access;

(O) Despite Regulation 200.5.10.1(1), parking spaces must be provided and maintained as follows:
   (i) a minimum of 88 parking spaces for tenants of dwelling units;
   (ii) a minimum of 12 parking spaces for visitors of dwelling units; and
   (iii) a maximum of 4 "car-share" parking spaces, which, for the purpose of this exception, are parking spaces used exclusively for the parking of a motor vehicle that is available for short-term rental, including an option for hourly rental, for the use of at least the occupants of a building erected on the lot;

(P) Despite Regulation 200.5.1.10(2)(i), a maximum of 3 parking spaces may be provided and maintained with a minimum length of 4.75 metres;

(Q) Despite Regulations 200.15(1) and 200.15(3) and clause 200.15.10, a minimum of 6 accessible parking spaces must be provided and maintained, with the following minimum dimensions:
   (i) length of 5.6 metres;
   (ii) width of 3.4 metres;
   (iii) vertical clearance of 2.1 metres; and
   (iv) the entire length of an accessible parking space must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path, except for 1.0 metre, measured at a right angle, from the rear of the accessible parking space. The rear being the furthest point of parking space from access to drive aisle.

(R) Despite Regulation 220.5.10.1(2), a minimum of 1 Type "G" loading space must be provided and maintained;

(S) Despite Regulation 230.5.1.10(9)(B), a required "long-term" bicycle parking space for a dwelling unit in an apartment building may be located on the first storey of the building, the second storey of the building, or on levels of the building below-ground;

(T) Despite any existing or future severances, partition, or division of the lands subject to this Exception, the provisions of this Exception will apply to the whole of the lands as if no severance, partition, or division had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1482-2019(LPAT) ]

(67) Exception R 67

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

Site Specific Provisions:

(A) On Block B, as identified on Diagram 3 of By-law 1482-2019(LPAT), if the requirements of By-law 1482-2019(LPAT) are complied with, a building, structure, addition or enlargement may be constructed or erected in compliance with regulations (B) to (E) below;

(B) For purposes of this exception, established grade is the Canadian Geodetic Datum elevation of 165.65 metres;

(C) Despite Regulations 10.10.40.10(1) and 10.10.40.10(3), the height of any building erected on the lands must not exceed the maximum height in metres permitted as indicated by the numbers following the letter "HT" as shown on Diagram 5 of By-law 1482-2019(LPAT);

(D) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum building setbacks are shown on Diagram 5 of By-law 1482-2019(LPAT), except as permitted by Clause 10.5.40.60; and

(E) Despite (C) and (D) above, if the requirements of Section 6 and Schedule A of By-law 1482-2019(LPAT) are complied with, then building elements attached to a building on Block A, as identified on Diagram 3 of By-law 1482-2019(LPAT), pursuant to Exception R 66, are permitted to encroach within the area of Block B delineated
by dashed lines, as identified on Diagram 5 of By-law 1482-2019(LPAT), if such elements comply with the requirements of Regulation (F)(iii) within the Site Specific Provisions of Exception R 66.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1482-2019(LPAT) ]

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

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 214 of former City of Toronto By-law 438-86.

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

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
(B) On the lands municipally known as 221 Seaton St. in 1973, Section 12(1) 60 of former City of Toronto By-law 438-86.

(75) Exception R 75
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On 26-40 Birch Avenue, if the requirements of Section 6 and Schedule A of By-law 106-2020 are complied with, a building, structure, addition or enlargement may be constructed or used if it is in compliance with regulations (B) to (N) below;
(B) For the purposes of this exception, established grade is the Canadian Geodetic Datum elevation of 124.23 metres in the year 2019;
(C) Despite regulation 10.10.40.10(1), the permitted maximum height of a building or structure on the lot is the numerical value, in metres, following the letters "HT" on Diagram 3 of By-law 106-2020;
(D) Despite (C) above and regulations 10.5.40.10 (3) and (4), the following building elements may exceed the permitted maximum building height:
   (i) access hatches, air shafts, sky lights, ornamental or architectural features and parapets, all of which may project up to a maximum of 1.1 metres;
   (ii) elevator equipment and elevator upstands, all of which may project up to a maximum of 1.0 metres; and
   (iii) privacy fences and structures used for safety and wind protection, railings, landscape retaining walls and planters, trellises, wood privacy fences, balcony railings, all of which may project up to a maximum of 2.0 metres;
(E) Despite regulation 10.10.40.30(1), the permitted maximum building depth is 37.0 metres;
(F) Despite regulation 10.10.40.40(1), the permitted maximum gross floor area is 6,800 square metres;
(G) Despite regulations 10.5.50.10(4) and (5), landscaping must be provided as follows:
   (i) a minimum of 875 square metres of landscaping must be provided on the lot, of which a minimum of 200 square metres must be provided as soft landscaping;
Despite regulation 10.5.40.70(1) and clause 10.10.40.70, the required minimum building setbacks for all buildings or structures are as shown on Diagram 3 of By-law 106-2020;

(i) Despite (H) above and clause 10.5.40.60, the following may encroach into the required minimum building setbacks in Diagram 3 as follows:

- covered or uncovered decks, porches, patios or other similar platforms and associated structures, balconies, canopies, canopy support structures, roofs, awnings or similar structures above a platform, all of which may encroach up to a maximum of 3.0 metres;
- exterior stairs, ramps, covered stairs or stair enclosures, all of which may encroach up to a maximum of 3.0 metres; and
- wall mounted equipment such as, vents, pipes, utility equipment, mechanical fans, satellite dish, antenna and/or pole used to hold an antenna, architectural or ornamental features, and cladding, all of which may project up to a maximum of 1.0 metres;

(j) Despite regulation 200.5.1.10(12)(C), the vehicle entrance or exit to the building must be at least 3.6 metres from the lot line abutting the street;

(k) Regulation 10.10.40.50 (1), relating to amenity space for an apartment building does not apply;

(l) Clause 10.10.40.80, relating to distances between main walls of the same apartment building, does not apply;

(M) Regulations 200.15.1(4) and 200.15.1.5(1), relating to the location of accessible parking spaces do not apply;

and

(N) Notwithstanding any existing or future severance, partition, division, or conveyance of the lot, the provisions of this exception and By-law 569-2013 shall apply to the whole lot as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 106-2020 Enacted ]
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On the lands municipally known as 96, 98, and 100 Granby St., Section 12(2) 148 of former City of Toronto By-law 438-86.

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

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) On a lot, a use permitted in the O zone, a detached house, semi-detached house, townhouse, office or artist studio is permitted. [TO: 438-86; 12(2) 64]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

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

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.

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

Site Specific Provisions:
(A) An apartment building is a permitted building type, if:
   (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
   (ii) the building lot coverage does not exceed 50%;
   (iii) the building setback to the side lot lines is no less than 3.0 metres;
   (iv) the building setback to the front lot line is no less than 6.0 metres; and
   (v) parking for an apartment building must be provided at a minimum rate of 1 parking space for each two dwelling units. [TO: 438-86; 12(1) 25]

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

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

Site Specific Provisions:
(A) An apartment building is a permitted building type, if:
   (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
   (ii) the building lot coverage does not exceed 50%;
   (iii) the building setback to the side lot lines is no less than 3.0 metres;
   (iv) the building setback to the front lot line is no less than 6.0 metres; and
   (v) parking for an apartment building must be provided at a minimum rate of 1 parking space for each two dwelling units; and [TO: 438-86; 12(1) 25]

(B) The requirements of (A), above, do not apply on or between the odd numbered addresses of 545-565 Sherbourne St.; and

(C) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) On 555 Sherbourne St., former City of Toronto by-laws 258-71, 693-80, 258-85, 94-0612, and 94-0727 and City of Toronto by-law 1044-06.

(105) Exception R 105
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 690-720 Broadview Ave., an apartment building is a permitted building type, if:
   (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
   (ii) the building lot coverage does not exceed 50%;
   (iii) the building setback to the side lot lines is no less than 3.0 metres;
   (iv) the building setback to the front lot line is no less than 6.0 metres; and
   (v) parking for an apartment building must be provided at a minimum rate of 1 parking space for each two dwelling units; and [TO: 438-86; 12(1) 25]

(B) On the lands, the maximum interior floor area used for an amusement arcade, recreation use, eating establishment, or any combination of these uses is 400 square metres. [TO: 438-86; 12(2) 199]

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

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 244 of former City of Toronto By-law 438-86.

(110) Exception R 110
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On a lot, a residential use is permitted if:
   (i) the floor space index does not exceed 2.25;
   (ii) the height of the building does not exceed 26.0 metres;
   (iii) the building will have a minimum southerly lot line building setback of 6.0 metres, a northerly lot line building setback of 7.6 metres, a westerly lot line building setback of 4.5 metres, and an easterly lot line building setback of 2.3 metres;
(iv) the building will have a maximum southerly lot line building setback of 37.6 metres, excluding ventilation shafts or stairwells or similar openings; and
(v) a minimum of 35% of the lot must be used for soft landscaping. [TO: 438-86; 12(1) 254]

(B) On the lands municipally known as 64 Prince Arthur Avenue in 1983, a medical office is permitted, if:
(i) it is located within a building that existed on the lot on May 30, 1983; and
(ii) the number of parking spaces that existed on lot on May 30, 1983 is not reduced; and [TO: 438-86; 12 (1) 246]

(C) On the lands municipally known as 64 Prince Arthur Avenue in 1983, a residential building or a mixed use building are permitted on the lands if:
(i) the gross floor area of the residential portion of the building does not result in a floor space index that exceeds 2.25;
(ii) the height of the building does not exceed 26.0 metres;
(iii) the building has a minimum southerly lot line building setback of 6.0 metres, a northerly lot line building setback of 7.6 metres, a westerly lot line building setback of 4.5 metres, and an easterly lot line building setback of 2.3 metres;
(iv) the building has a maximum southerly lot line building setback of 37.6 metres, excluding ventilation shafts or stairwells or similar openings; and
(v) a minimum of 35% of the lot must be used for soft landscaping. [TO: 438-86; 12 (1) 254]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(113) Exception R 113
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 173-175 Madison Ave. in 1983, a religious residence that is a monastery is permitted if it is located in a building that existed on the lot on May 30, 1983. [TO: 438-86; 12 (1) 249]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

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

Site Specific Provisions:
(A) On the lands municipally known as 54 Madison Ave. in 1983, a nursing home, residential care home, retirement home, or seniors community house are permitted if the building or additions to the building comply with the other regulations of this By-law; and [TO: 438-86; 12 (1) 250]

(B) On the lands municipally known as 661 Huron St. in 1983, a nursing home, residential care home, retirement home, or seniors community house are permitted if the building or additions to the building comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 250]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(116) Exception R 116
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(128) Exception R 128
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 348 of former City of Toronto By-law 438-86.

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(143) Exception R 143
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(147) Exception R 147
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(148) Exception R 148
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]
   (B) a vehicle entrance through the front main wall of a residential building, other than an ancillary building, is not permitted; and [ By-law: 1426-2017 ]
   (C) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without main walls, such as a deck or balcony, attached to or within 0.3 metres of the rear main wall of a residential building and at a height greater than 1.2 metres above established grade, must comply with the following:
      (i) the maximum area of the platform is 4.0 square metres;
      (ii) the minimum side yard setback of the platform is 1.8 metres; and
      (iii) may not encroach into the required rear yard setback. [ By-law: 1426-2017 ]

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
(B) Section 12(2) 63 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 227 of former City of Toronto By-law 438-86.

(151) Exception R 151
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 1356 to 1402 Davenport Rd., even addresses only, in 1994, a building or structure that existed on the lot on May 30, 1994 may have a height greater than 9.0 metres. This exception does not apply to any addition to such a building or structure. [TO: 438-86; 12 (1) 356]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(154) Exception R 154
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On a lot, parking is permitted for a lot located in another zone. [TO: 438-86; 12(1) 381]

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

(160) Exception R 160
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

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

(161) Exception R 161
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(162) Exception R 162
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 405 Sherbourne St., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 525-82, and 740-04.

(169) Exception R 169
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

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

(175) Exception R 175

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

Site Specific Provisions:

(A) On the lands municipally known as 3 Nassau St. in 1981, an education use by George Brown College is permitted, if the floor space index of the buildings or additions to the buildings does not exceed 3.5; and [TO: 438-86; 12(1) 73]

(B) The lands must comply with exception 900.2.10(7).

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

(183) Exception R 183

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

Site Specific Provisions:

(A) On the lands municipally known as 29 Draper St. in 1978, a retail store is permitted on the ground floor of the building; and [By-law 438-86: Sec. 12 (1) 89]

(B) The lands must comply with exception 900.2.10(4).

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

(184) Exception R 184

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

Site Specific Provisions:

(A) On the lands municipally known as 331 and 349 Sherbourne St. in 1979, a building or structure existing on the lot on May 1, 1979 may be used as a hospital, if:

(i) the gross floor area of the hospital does not exceed the gross floor area of the building that existed on the lot on March 31, 1979;
(ii) the height of the building that was constructed after March 31, 1979 does not exceed 18.0 metres;
(iii) the amount of landscaping that existed on the lot on March 31, 1979 is not reduced; and
(iv) the building setbacks are not less than that required for residential buildings in the R zone; [TO: 438-86; 12 (1) 92]

(B) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit; and

(C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
(B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(187) Exception R 187

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

Site Specific Provisions:
(A) On the lands municipally known as 9 Earl St. in 1979, a building or structure that existed on the lot on May 1, 1979 may be used as a hospital; and [TO: 438-86; 12 (1) 96]
(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(189) Exception R 189
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 9.0 metres for a detached house; and
   (ii) 7.5 metres for each dwelling unit in a semi-detached house. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix "B"]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(208) Exception R 208
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the minimum rear yard setback of the building is 12.0 metres; and
(B) A minimum of 7.5 metres of the rear yard, as measured from the rear lot line, must be used for soft landscaping. [TO: 438-86; 12 (2) 16]

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

(209) Exception R 209
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the minimum rear yard setback is 12.0 metres;
(B) A minimum of 7.5 metres of the rear yard, as measured from the rear lot line, must be used for soft landscaping; and [TO: 438-86; 12 (2) 16]
(C) A maximum of three attached dwelling units are permitted in a townhouse building. [TO: 438-86; 12(2) 142]

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

(213) Exception R 213
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A dwelling unit is only permitted in a detached house or a duplex; and for a duplex, the following also applies:
   (i) a duplex may be attached to one other duplex on an adjacent lot in the same zone; and
   (ii) the minimum side yard setback for a duplex or for the exterior of two attached duplex residential buildings is 3.0 metres; [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.] and [TO: 438-86; 12 (2) 183]
(B) The minimum lot frontage for a lot with a detached house or a duplex is 12.0 metres; and [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix "B"]
(C) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 183 of former City of Toronto By-law 438-86.

(216) Exception R 216
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

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

(218) Exception R 218
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12 (2) 227 of former City of Toronto By-law 438-86; and
(B) On 226 Soudan Avenue, City of Toronto By-law 718-1999. [ By-law: 1353-2015 ]

(221) Exception R 221
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the maximum interior floor area used for an amusement arcade, recreation use, eating establishment, or any combination of these uses is 400 square metres. [TO: 438-86; 12(2) 199]

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

(230) Exception R 230
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None apply)
Prevailing By-laws and Prevailing Sections:
(A) On these lands, former City of Toronto by-law 1996-0317.

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(235) Exception R 235
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 289 of former City of Toronto By-law 438-86.

(242) Exception R 242

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 318 of former City of Toronto By-law 438-86.

(246) Exception R 246

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

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]

(B) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 51(a) of former City of Toronto By-law 438-86.

(248) Exception R 248

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

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 227 of former City of Toronto By-law 438-86.

(252) Exception R 252

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

Site Specific Provisions:

(A) An apartment building is not a permitted building type; and [TO: 438-86; 12 (2) 8]

(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(256) Exception R 256

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

Site Specific Provisions:

(A) On the lands, a parking facility is permitted, if:
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation May 1, 2020

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
(ii) it has no more than 125% of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

 Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 259 of former City of Toronto By-law 438-86.

(258) Exception R 258
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(7); and
   (B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

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

(265) Exception R 265
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(5).

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

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

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(5).

 Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 244 of former City of Toronto By-law 438-86.

(278) Exception R 278
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) A dwelling unit is only permitted in a detached house or a duplex; and for a duplex, and the following also applies:
      (i) a duplex may be attached to one other duplex on an adjacent lot in the same zone; and
      (ii) the minimum side yard setback for a duplex or for the exterior of two attached duplex residential buildings is 3.0 metres. [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.] and [TO: 438-86; 12 (2) 217]

 Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 217 of former City of Toronto By-law 438-86.

(282) Exception R 282
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) An office is permitted; and [TO: 438-86; 6(1)(f)(b)(iv)]

(C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 227 of former City of Toronto By-law 438-86.

(285) Exception R 285

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12 (1) 271 of former City of Toronto By-law 438-86.

(290) Exception R 290

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

Site Specific Provisions:

(A) On the lands municipally known as 74 Roncesvalles Ave. in 1992, a personal service shop is permitted, if:
   (i) the remaining portion of the building contains one dwelling unit; and
   (ii) the regulations of this By-law are complied with. [TO: 438-86; 12 (1) 339]

Prevailing By-laws and Prevailing Sections:

(A) On 130 Grenadier Rd., former City of Toronto by-law 95-0339;

(B) On 314 Roncesvalles Ave., City of Toronto by-law 479-2010 and Section 12(1) 484, former City of Toronto By-law 438-86; and

(C) Section 12(1) 231(b) of former City of Toronto By-law 438-86. [By-law: 1675-2013]

(296) Exception R 296

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 15 Callender St., City of Toronto by-law 66-04;

(B) On 61 Harvard Ave., City of Toronto by-law 871-05;

(C) On or between the odd numbered addresses of 1-19 Lukow Ter., the even numbered addresses of 2-20 Lukow Ter., 252 MacDonell Ave., 272 MacDonell Ave., the even numbered addresses of 274-276 MacDonell Ave., 17 Wabash Ave., 22R Wright Ave., former City of Toronto by-law 97-0247;

(D) On 86 Pearson Ave., City of Toronto by-law 72-04;

(E) On 10 Sorauren Ave., City of Toronto by-law 65-04;

(F) On 13 Sorauren Ave., City of Toronto by-law 519-03;

(G) On 108 Sorauren Ave., City of Toronto by-law 265-06;

(H) On 62 Triller Ave., City of Toronto by-law 62-04; and

(I) On 77 Wright Ave., City of Toronto by-law 179-71.

(298) Exception R 298
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 78 Coleman Ave., former City of Toronto by-law 423-76;
(B) On 88 Coleman Ave., former City of Toronto by-law 424-76; and
(C) On 314 Main St., former City of Toronto by-law 95-0454.

(299) Exception R 299
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 152 Ashdale Ave., former City of Toronto by-law 687-78.

(304) Exception R 304
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [By-law: 549-2019]
(B) On 57 Cowan Ave., City of Toronto by-law 941-01;
(C) On 93 Cowan Ave., City of Toronto by-law 718-02;
(D) On 94 Cowan Ave., City of Toronto By-law 259-05;
(E) On 100 Cowan Ave., City of Toronto by-law 489-04;
(F) On 157 Dunn Ave., former City of Toronto by-law 94-0004;
(G) On 18 Spencer Ave., City of Toronto by-law 769-2006;
(H) On 102 Spencer Ave., City of Toronto by-law 669-01;
(I) On 116 Spencer Ave., City of Toronto by-law 70-04;
(J) On 120 Spencer Ave., City of Toronto by-law 486-04;
(K) On 122 Spencer Ave., City of Toronto by-law 487-04;
(L) On 22 Springhurst Ave., City of Toronto by-law 531-03;
(M) On 15 Temple Ave., City of Toronto by-law 700-00;
(N) On 5 Thornburn Ave., City of Toronto by-law 548-01;
(O) On 15 Thornburn Ave., City of Toronto by-law 769-2006;
(P) On 22 Thornburn Ave., being City of Toronto by-law 484-04; and
(Q) On 24 Thornburn Ave., City of Toronto by-law 485-04.

(306) Exception R 306
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 372 Kingswood Rd., former City of Toronto by-law 254-72.

(309) Exception R 309
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) On or between the even numbered addresses of 16-20 Kimberley Ave, City of Toronto by-law 169-06.

(312) Exception R 312
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) On 40 Ainsworth Rd., former City of Toronto by-law 323-85;
(B) On or between the odd numbered addresses of 19-23 Canning Ave., the even numbered addresses of 20-24 Canning Ave., former City of Toronto by-law 376-78; and
(C) On 21R Pretoria Ave., City of Toronto by-law 250-08.

(313) Exception R 313
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
(B) On 39 Beaty Ave., City of Toronto by-law 624-01;
(C) On 40 Beaty Ave., City of Toronto by-law 428-01;
(D) On 42 Beaty Ave., City of Toronto by-law 67-04;
(E) On 71 Beaty Ave., former City of Toronto by-law 374-84;
(F) On 15 Wilson Park Rd., City of Toronto by-law 266-06;
(G) On 59 Wilson Park Rd., City of Toronto by-law 476-2010;
(H) On 69 Wilson Park Rd., City of Toronto by-law 474-2010; and
(I) On 70 Wilson Park Rd., City of Toronto by-law 64-04.

(314) Exception R 314
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) On the lands municipally known as 6 and 16 Plymouth Avenue, City of Toronto by-law 545-2005.

(316) Exception R 316
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) On 13 Kerr Rd., former City of Toronto by-law 487-78.

(318) Exception R 318
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [By-law: 549-2019]
(B) On 143 Dowling Ave., City of Toronto by-law 107-03;
(C) On 181 Dowling Ave., City of Toronto by-law 257-02;
(D) On 14 Maynard Ave., City of Toronto by-law 424-01;
(E) On 20 Maynard Ave., City of Toronto by-law 426-01;
(F) On 22 Maynard Ave., former City of Toronto by-law 473-93;
(G) On 26 Maynard Ave., City of Toronto by-law 550-01; and
(H) On 28 Maynard Ave., City of Toronto by-law 109-03.

(322) Exception R 322
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) On or between the even numbered addresses of 700-706 Coxwell Ave., the odd numbered addresses of 701-719 Coxwell Ave., former City of Toronto by-law 145-72;
(B) On or between the odd numbered addresses of 49-51 Donlands Ave., former City of Toronto by-law 678-84;
(C) On 27 Eaton Ave., former City of Toronto by-law 198-77; and
(D) On or between the odd numbered addresses of 137-145 Strathmore Blvd., former City of Toronto by-law 187-71.

(324) Exception R 324
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [By-law: 549-2019]
(B) On 164 Close Ave., City of Toronto by-law 117-02;
(C) On 149 Cowan Ave., City of Toronto by-law 423-01;
(D) On 156 Cowan Ave., City of Toronto by-law 364-02;
(E) On or between the even numbered addresses of 176-186 Cowan Ave., former City of Toronto by-law 249-91;
(F) On 220 Cowan Ave., 245 Dunn Ave., former City of Toronto by-law 284-69;
(G) On 300 Dufferin St., 9 Gwynne Ave., former City of Toronto by-law 785-77;
(H) On 189 Dunn Ave., City of Toronto by-law 260-05;
(I) On 196 Dunn Ave., City of Toronto by-law 208-03;
(J) On 198 Dunn Ave., City of Toronto by-law 1046-01;
(L) On 216 Dunn Ave., City of Toronto by-law 1049-01;
(M) On 11 Elm Grove Ave., City of Toronto by-law 103-03;
(N) On 11A Elm Grove Ave., City of Toronto by-law 105-03;
(O) On or between the odd numbered addresses of 57-59 Elm Grove Ave., City of Toronto by-law 1209-09;
(P) On 59 Gwynne Ave., City of Toronto by-law 68-04;
(Q) On 70 Melbourne Ave., City of Toronto by-law 473-2010; and
(R) On 74 Melbourne Ave., City of Toronto by-law 697-00.
(K) On 203 Dunn Ave., City of Toronto by-law 1048-01;
(326) **Exception R 326**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 20 Trent Ave., former City of Toronto by-law 117-91.

(329) **Exception R 329**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 323 of former City of Toronto By-law 438-86.

(332) **Exception R 332**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 5-7A Brandon Ave., former City of Toronto by-law 157-82.

(334) **Exception R 334**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands east of Pacific Avenue, former City of Toronto By-laws 171-67, and 188-71; and

(B) Former City of Toronto By-law 22318. [ By-law: 1675-2013 ]

(338) **Exception R 338**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 363 Albany Ave., former City of Toronto by-law 48-85; and

(B) On 645 Davenport Rd., former City of Toronto by-law 20626.

(339) **Exception R 339**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]

(B) On 2 Glenavon Rd., City of Toronto by-law 212-03; and

(C) On 5 Glenavon Rd., City of Toronto by-law 471-2010.

(341) **Exception R 341**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 50 Cambridge Ave., former City of Toronto by-law 22260.

(343) Exception R 343
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 52 High Park Ave., and the odd numbered addresses of 51-59 Quebec Ave., former City of Toronto by-law 22621.

(344) Exception R 344
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On or between the odd numbered addresses of 71-81 Edgewood Ave., the odd numbered addresses of 5-31 Kellner Crt., the even numbered addresses of 6-32 Kellner Crt., former City of Toronto by-law 234-81.

(346) Exception R 346
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
   (B) On 75 Dowling Ave., the odd numbered addresses of 107-127 Springhurst Ave., former City of Toronto by-law 62-87;
   (C) On 114 Springhurst Ave., City of Toronto by-law 546-01; and
   (D) On 155 Springhurst Ave., City of Toronto by-law 546-01.

(349) Exception R 349
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 515 Parkside Dr., former City of Toronto by-law 280-86.

(351) Exception R 351
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced. [TO: 438-86; 12 (1) 320]
Prevailing By-laws and Prevailing Sections: (None Apply)

(352) Exception R 352
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On 717 Broadview Ave., a municipal shelter is permitted. [TOR: 138-2003]

Prevailing By-laws and Prevailing Sections:
(A) On 717 Broadview Ave., former City of Toronto by-law 307-68.

(354) Exception R 354
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On or between the odd numbered addresses of 1-43 Cannes Circle, the even numbered addresses of 2050-2136 St. Clair Ave. W., 2140 St. Clair Ave. W., the even numbered addresses of 2146-2204 St. Clair Ave. W., the odd numbered addresses of 1-155 Tarragona Blvd., the even numbered addresses of 34-154 Tarragona Blvd., the even numbered addresses of 36-158 Viella St., 39-159 Viella St., City of Toronto by-law 383-99.

(356) Exception R 356
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On or between the odd numbered addresses of 1-15 Balmy Ave., 20 Balmy Ave., the even numbered addresses of 6-18 Balmy Ave., the odd numbered addresses of 3-23 Glenfern Ave., the even numbered addresses of 4-30 Glenfern Ave., the even numbered addresses of 412-424 Lake Front, the odd numbered addresses of 1-79 Silver Birch Ave., the even numbered addresses of 4-66 Silver Birch Ave., the odd numbered addresses of 23-71 Willow Ave., the even numbered addresses of 50-80 Willow Ave., former City of Toronto by-law 423-80.

(357) Exception R 357
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On or between the odd numbered addresses of 235-241 Woodbine Ave., former City of Toronto by-law 464-81.

(358) Exception R 358
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 55 Howard Park Ave., former City of Toronto by-law 46-69.

(359) Exception R 359
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On or between the odd numbered addresses of 19-29 Maughan Cres., City of Toronto by-law 507-09.

(360) Exception R 360
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 17 McCormack St., former City of Toronto by-law 661-91.

(361) Exception R 361
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) On the lands, a parking facility is permitted, if:
       (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
       (ii) it has no more than 125% of the number of parking spaces required to be provided for the building on the lot; [TO: 438-86; 12 (2) 80]
   (B) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit;
   (C) The minimum front yard setback is 6.0 metres; and
   (D) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 66 of former City of Toronto By-law 438-86.

(377) Exception R 377
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands known as 33 Jackes Ave. in a building that existed on the lot on May 27, 1963, an office is permitted, if it is:

(i) a medical office;
(ii) an office of a professional person;
(iii) an office of a non-profit organization; or
(iv) a business administration office; [TO: 438-86; 12(1) 43]

(B) On the lands, an apartment building, duplex, triplex, or townhouse is not a permitted building type, unless:

(i) the lot frontage is greater than 8.5 metres or the lot legally existed on January 11, 1988; and
(ii) the required parking is provided in a garage or area on the lot; and [TO: 438-86; 12(2) 192]

(C) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) On 33 Jackes Ave., former City of Toronto by-law 441-86.

(380) Exception R 380
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).

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

(388) Exception R 388
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) Section 12(2) 260 of former City of Toronto By-law 438-86;
(C) On 338 Jarvis St., former City of Toronto by-law 247-87;
(D) On 340 Jarvis St., former City of Toronto by-laws 534-80 and 643-88;
(E) On 281 Mutual St., City of Toronto by-law 716-01; and
(F) On 95 WOOD ST, former City of Toronto by-law 364-92.

(403) Exception R 403
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(5).

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

(405) Exception R 405
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 154 of former City of Toronto By-law 438-86.
(407) **Exception R 407**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
   (A) On the lands known municipally as 123 Coxwell Ave. in 1993, Section 12(1) 309 of former City of Toronto By-law 438-86.

(418) **Exception R 418**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(7).

(B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
   (i) 4.5 metres for a **detached house**;
   (ii) 4.5 metres for each **dwelling unit** in a **semi-detached house**;
   (iii) 4.5 metres for a **duplex**;
   (iv) 4.5 metres for a **triplex**; and
   (v) 4.5 metres for each **dwelling unit** in a **townhouse**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix ‘B’]

Prevailing By-laws and Prevailing Sections:
   (A) On or between the even numbered addresses of 90-92 Knox Ave., former City of Toronto by-law 664-77;
   (B) On 1363 Queen St. E., former City of Toronto by-law 721-81; and
   (C) On 137 Sears St., former City of Toronto by-law 341-91.

(424) **Exception R 424**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 421-2017 ]

(427) **Exception R 427**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 61 Pelham Park Gdns., former City of Toronto by-law 22946.

(428) **Exception R 428**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) On the lands municipally known as 453 Broadview Ave. in 1973, Section 12(1) 60 of former City of Toronto By-law 438-86; and
(B) On 655 Broadview Ave., 10 Hogarth Ave., former City of Toronto by-law 54-67.

(433) **Exception R 433**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) Section 12(2) 323 of former City of Toronto By-law 438-86; and
(B) On 330 Spadina Rd., City of Toronto by-law 470-05.

(434) **Exception R 434**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On or between the even numbered addresses of 2A-2C Beatrice St., the even numbered addresses of 982-984 Dundas St. W., City of Toronto by-law 569-00.

(435) **Exception R 435**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On 2110 Dundas St. E., the odd numbered addresses of 15-17 Edgewood Ave., the even numbered addresses of 112-126 Kingston Rd., City of Toronto by-law 673-2005.

(436) **Exception R 436**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On 700 Huron St. and 380 MacPherson Ave., City of Toronto by-law 758-2006.

(438) **Exception R 438**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On 720 Bathurst St., former City of Toronto by-law 818-87.

(439) **Exception R 439**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; and [By-law: 549-2019]
(B) On 75 Dowling Ave., the odd numbered addresses of 107-127 Springhurst Ave., former City of Toronto by-law 82-87.

(440) **Exception R 440**

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

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7); and
(B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
   (i) 4.5 metres for a **detached house**;
   (ii) 4.5 metres for each **dwelling unit** in a **semi-detached house**;
   (iii) 4.5 metres for a **duplex**;
   (iv) 4.5 metres for a **triplex**; and
   (v) 4.5 metres for each **dwelling unit** in a **townhouse**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) On or between the even numbered addresses of 962-968 Eastern Ave., City of Toronto by-law 858-07.

(449) **Exception R 449**

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

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7); and
(B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
   (i) 4.5 metres for a **detached house**;
   (ii) 4.5 metres for each **dwelling unit** in a **semi-detached house**;
   (iii) 4.5 metres for a **duplex**;
   (iv) 4.5 metres for a **triplex**; and
   (v) 4.5 metres for each **dwelling unit** in a **townhouse**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 180 of former City of Toronto By-law 438-86; and
(B) On or between the odd numbered addresses of 1-23 Brick Crt., the even numbered addresses of 2-24 Brick Crt., 25 Brick Crt., the odd numbered addresses of 41-49 Leslie St., former City of Toronto by-law 448-92.

(451) **Exception R 451**

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

Site Specific Provisions:
(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
(B) Required parking spaces for a dwelling unit must be located within a building or structure; [TO: 438-86; 12(2) 210 (ii)]
(C) The lands must comply with exception 900.2.10(7); and
(D) A private racquet club and office uses are also permitted at 30 and 40 Price St.

Prevailing By-laws and Prevailing Sections:
(A) On 30 Price St., former City of Toronto by-law 816-77.

(453) Exception R 453
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(456) Exception R 456
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 580 and 582 Church St. in 1979, a building that existed on the lands on May 1, 1979 may be used as an eating establishment; and [TO: 438-86; 12 (1) 105]
(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(459) Exception R 459
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A Tong House is a permitted use and for the purposes of this exception, a Tong House is defined as a building operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the basement and/or on the first floor portion thereof; and [TO: 438-86; 12 (1) 116]
(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 233 of former City of Toronto By-law 438-86; and
(B) On 169 John St., City of Toronto by-law 114-05.

(466) Exception R 466
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 331 of former City of Toronto By-law 438-86; and
(B) On the odd numbered addresses of 135-137 Weston Rd., City of Toronto by-law 886-03.
(471) Exception R 471
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(485) Exception R 485
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(4).
Prevailing By-laws and Prevailing Sections:
   (A) On 50 Hillsboro Ave., former City of Toronto by-law 22405; and
   (B) On 94 Belmont St., former City of Toronto by-law 479-75.

(488) Exception R 488
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(4); and
   (B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]
Prevailing By-laws and Prevailing Sections: (None Apply)

(491) Exception R 491
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(4); and
   (B) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit.
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
   (B) On 251 Sherbourne St., former City of Toronto by-law 157-74.

(494) Exception R 494
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(4).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
   (B) On 853 Richmond St. W., City of Toronto by-law 776-07.

(498) Exception R 498
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(501) Exception R 501
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 25 St. Mary St., former City of Toronto by-law 21875.

(504) Exception R 504
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(512) Exception R 512
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 33 Charles St. E., the even numbered addresses of 30-34 Isabella St., City of Toronto by-law 235-04.

(513) Exception R 513
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 100 Maitland St., former City of Toronto by-law 269-69.

(516) Exception R 516
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
(B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(517) **Exception R 517**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86;
(B) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(C) On 130 Gerrard St. E., the even numbered addresses of 12-18 Horticultural Ave., 337 Jarvis St., City of Toronto by-law 8-00.

(518) **Exception R 518**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(520) **Exception R 520**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **front yard setback** is 6.0 metres; and
(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(521) **Exception R 521**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) An **apartment building** is a permitted **building** type, if:
   (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
   (ii) the **building lot coverage** does not exceed 50%;
   (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
(iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
(v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]

(B) The lands must comply with exception 900.2.10(7).

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

(522) **Exception R 522**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 710-714 Spadina Ave., an **apartment building** is a permitted **building** type, if:

(i) the **floor space index** does not exceed 3.5; [TO: 438-86; 12(1) 24]
(ii) the **building lot coverage** does not exceed 50%;
(iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
(iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
(v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]

(B) The lands must comply with exception 900.2.10(4).

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

(523) **Exception R 523**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An **apartment building** is a permitted **building** type, if:

(i) the **floor space index** does not exceed 3.5; [TO: 438-86; 12(1) 24]
(ii) the **building lot coverage** does not exceed 50%;
(iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
(iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
(v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]

(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(526) **Exception R 526**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 98 and 100 Dupont St. in 1983, an office is permitted if it is in a **building** that existed on the **lot** on May 30, 1983. [TO: 438-86; 12 (1) 247]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(527) **Exception R 527**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 325 St. George St. in 1983, a retail store for the purpose of a variety or smoke shop is permitted, if:

(i) it is located on the first floor of the building; and
(ii) it is in the building that existed on the lands on May 30, 1983. [TO: 438-86; 12 (1) 248]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(529) Exception R 529
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 123 Spadina Rd., 221-225 St. George St. and 251 St. George St. in 1983, a nursing home, residential care home, retirement home, or seniors community house are permitted if the building or additions to the building comply with the other regulations of this By-law. [TO: 438-86; 12(1) 250]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(530) Exception R 530
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands a custom workshop, artist's studio, or office, are permitted if they comply with the other regulations of this By-law; [TO: 438-86; 12 (1) 257(a)]

(B) On the lands municipally known as 385 Madison Ave. and 497 Davenport Rd. in 1983, a custom workshop, artist's studio, or office, are permitted if they comply with the other regulations of this By-law; and [TO: 438-86; 12 (1) 257(b)]

(C) The lands must comply with exception 900.2.10(7).

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

(532) Exception R 532
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A production studio is permitted. [TO: 438-86; 12(1) 275]

Prevailing By-laws and Prevailing Sections:

(A) On the lands known municipally as 567 Dupont St. in 1992, Section 12(1) 303 of former City of Toronto By-law 438-86.

(536) Exception R 536
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(A) On or between the odd numbered addresses of 1-43 Cannes Circle, the even numbered addresses of 2050-2136 St. Clair Ave. W., 2140 St. Clair Ave. W., the even numbered addresses of 2146-2204 St. Clair Ave. W., the odd numbered addresses of 1-155 Tarragona Blvd., the even numbered addresses of 34-154 Tarragona Blvd., the even numbered addresses of 36-158 Viella St., the odd numbered addresses of 39-159 Viella St., City of Toronto by-law 383-99.

(538) Exception R 538
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 707 Eglinton Ave. W. and 717 Eglinton Ave. W. in 1968, an apartment building is a permitted building type; [TO: 438-86; 12 (1) 316]

(B) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced. [TO: 438-86; 12 (1) 320]

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

(539) Exception R 539
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 600 Eglinton Ave. W., 660 Eglinton Ave. W., 740 Eglinton Ave. W. and 780 Eglinton Ave. W. in 1968, an apartment building is a permitted building type; [TO: 438-86; 12 (1) 316]

(B) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; and [TO: 438-86; 12 (1) 320]

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

(540) Exception R 540
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A dwelling unit is only permitted in a detached house or a duplex; and for a duplex, the minimum side yard setback is 3.0 metres; [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.] and [TO: 438-86; 12 (2) 272]

(B) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; and [TO: 438-86; 12 (1) 320]

(C) The minimum lot frontage for a lot with one of the following residential building types is:

(i) 10.5 metres for a detached house; and

(ii) 15.0 metres for a duplex. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 272 of former City of Toronto By-law 438-86.

(542) Exception R 542
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced. [TO: 438-86; 12 (1) 320]
(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; and [TO: 438-86; 12 (1) 320] [By-law: 607-2015 Under Appeal]

(B) The minimum lot frontage for a lot with a detached house is 15.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix "B"] [By-law: 607-2015 Under Appeal]

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 304 Lonsdale Rd. in 1998, Section 12(1) 446 of former City of Toronto By-law 438-86.

(543) Exception R 543
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 765 and 777 Eglinton Ave. W. and 130 Old Forest Hill Rd. in 1968, an apartment building is a permitted building type; and [TO: 438-86; 12 (1) 316]

(B) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced. [TO: 438-86; 12 (1) 320]

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

(545) Exception R 545
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

(A) On 130 Ridelle Ave., former City of Toronto by-law 194-75.

(546) Exception R 546
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]

(B) On the lands, an office of a physician or dentist is permitted, subject to the conditions that:

(i) it is located in the basement or on the first floor of a detached dwelling that such physician or dentist uses as their private residence; and

(ii) the principal entrance is from Bathurst St. [TO: 438-86; 12(2) 274]

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

(547) Exception R 547
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 327 of former City of Toronto By-law 438-86.
(548) **Exception R 548**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 549-2019 ]

(549) **Exception R 549**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

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

(552) **Exception R 552**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Toronto by-law 130-92; and

(B) On the lands municipally known as 315, 323, 327 & 329 Albany Ave. in 1992, Section 12(1) 367 of former City of Toronto By-law 438-86.

(554) **Exception R 554**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86;

(B) Section 12(5)(h) of former City of Toronto By-law 438-86; and

(C) On 74 Mc Gill St., former City of Toronto by-law 151-78.

(555) **Exception R 555**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(558) **Exception R 558**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 461 of former City of Toronto By-law 438-86.

(559) Exception R 559
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 504 Jarvis St. in 1979, in a building that existed on the lot on June 30, 1979, the following uses are permitted:

(i) eating establishment,
(ii) take-out eating establishment,
(iii) retail store that is a caterer’s shop,
(iv) office,
(v) art gallery,
(vi) museum,
(vii) place of assembly,
(viii) private school, and
(ix) club;
[TO: 43886; 12 (1) 65]

(B) The lands must comply with exception 900.2.10(4); and
(C) The minimum front yard setback is 6.0 metres.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(561) Exception R 561
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery are permitted, if:

(i) the principal entrance to the use is located within 5.0 metres of the lot's front lot line or the required front building setback;
(ii) the principal entrance to the use is located on a building wall that is within an 85 degree angle of the front lot line;
(iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
(iv) a maximum of 15.0 metres of the building's front wall may be used for club, place of assembly, community centre, or financial institution; and [TO: 438-86; 12 (1) 87]

(B) The lands must comply with exception 900.2.10(4).

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

(563) Exception R 563
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 43 Wellesley St. E. in 1979, a hospital is permitted, if:
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(i) the gross floor area of the hospital does not exceed the gross floor area of the building that existed on the lot on March 31, 1979;
(ii) the height of the building does not exceed 30.5 metres;
(iii) the amount of landscaping that existed on the lot on March 31, 1979 is not reduced; and
(iv) the building setbacks are not less than that required for residential buildings in the R zone; and [TO: 438-86; 12 (1) 95]

(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(570) Exception R 570
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

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

(573) Exception R 573
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of three attached dwelling units are permitted in a townhouse building; and [TO: 438-86; 12(2) 142]

(B) The minimum lot frontage for a lot with one of the following residential building types is:

(i) 13.5 metres for a detached house;
(ii) 9.0 metres for each dwelling unit in a semi-detached house;
(iii) 13.5 metres for a duplex;
(iv) 13.5 metres for a triplex;
(v) 30.0 metres for an apartment building; and
(vi) a minimum of 27 metres in total for a townhouse building with 3 dwelling units, of which the minimum lot frontage for the middle dwelling unit is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

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

(575) Exception R 575
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands north of Constance St., the minimum lot frontage for a lot with one of the following residential building types is:

(i) 12.0 metres for a detached house;
(ii) 12.0 metres for each dwelling unit in a semi-detached house;
(iii) 12.0 metres for a duplex; and
(iv) 24.0 metres for a fourplex, and if one fourplex is situated on two lots, the minimum lot frontage for each of those lots is 12.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 175 of former City of Toronto By-law 438-86; and
(B) Section 12(1) 231(b) of former City of Toronto By-law 438-86.

(576) Exception R 576

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

Site Specific Provisions:

(A) On the lands municipally known as 86 Silver Birch Ave. in 1987, the minimum yard building setback from Queen St. E. is 6.0 metres; and [TO: 438-86; 12(2)185 (i)]

(B) On the lands municipally known as 86 Silver Birch Ave. in 1987, no vehicle may be parked within 6.0 metres of the lot line abutting Queen St. E. [TO: 438-86; 12(2)185 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) On 86 Silver Birch Ave., former City of Toronto by-law 423-80.

(591) Exception R 591

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

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) Required parking spaces for a dwelling unit must be located within a building or structure; [TO: 438-86; 12(2) 210 (ii)]

(C) The lands must comply with exception 900.2.10(5); and

(D) The minimum lot frontage for a lot with one of the following residential building types is:

(i) 9.0 metres for a detached house;

(ii) 7.5 metres for each dwelling unit in a semi-detached house; and

(iii) 12.0 metres for a duplex. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 38-64 Astley Ave., the odd numbered addresses of 47-79 Astley Ave., 69 Standish Ave., 74 Standish Ave., former City of Toronto by-law 575-79.

(594) Exception R 594

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 217 of former City of Toronto By-law 438-86; and

(B) On or between the odd numbered addresses of 43-49 Edgewood Ave., the even numbered addresses of 2-24 Fitzgerald Mews, former City of Toronto by-law 94-0576.

(596) Exception R 596

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

Site Specific Provisions: (None apply)

Prevailing By-laws and Prevailing Sections:

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

(597) Exception R 597
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(604) Exception R 604
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An apartment building is not a permitted building type. [TO: 438-86; 12 (2) 8]

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

(605) Exception R 605
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An apartment building is not a permitted building type. [TO: 438-86; 12 (2) 8]

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

(609) Exception R 609
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands a custom workshop, artist's studio, or office, is permitted; and [TO: 438-86; 12 (1) 257(a)]

(B) The lands must comply with exception 900.2.10(7).

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

(610) Exception R 610
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7); and

(B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

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

(611) Exception R 611
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7); and

(B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

(A) On 62 Dawes Rd., former City of Toronto by-law 565-91.

(614) Exception R 614
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) The lands must comply with exception 900.2.10(7); and
(C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

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

Exception R 619

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

Site Specific Provisions:
(A) On the lands a custom workshop, artist’s studio, or office, are permitted if they comply with the other regulations of this By-law; [TO: 438-86; 12 (1) 257(a)]
(B) On the lands municipally known as 250 Madison Ave. in 1983, office is permitted if the gross floor area of the office portion of the building does not result in a floor space index that exceeds 1.75; [TO: 438-86; 12 (1) 264]
(C) On the lands municipally known as 271 Spadina Rd., office is permitted if:
   (i) the building does not exceed five storeys;
   (ii) the gross floor area of the building does not exceed 3,623 square metres; and
   (iii) a minimum of 36 parking spaces are provided on the lot; and [TO: 438-86; 12 (1) 265]
(D) The lands must comply with exception 900.2.10(7).

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

Exception R 620

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

Site Specific Provisions:
(A) On the lands a custom workshop, artist’s studio, or office, is permitted; and [TO: 438-86; 12 (1) 257(a)]
(B) The lands must comply with exception 900.2.10(7).

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

Exception R 621

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

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(5);
(B) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]
(C) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 7.5 metres for a detached house;
   (ii) 7.5 metres for each dwelling unit in a semi-detached house; and
   (iii) 15.0 metres for a duplex; and [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']
(D) Despite (A), on the lands municipally known as 25 and 30 Thelma Ave., an apartment building is a permitted residential building type. [TO: 438-86; 12 (1) 319]

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

Exception R 623
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; and [TO: 438-86; 12 (1) 320]

(B) The lands must comply with exception 900.2.10(5).

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

(625) Exception R 625

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(5);

(B) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]

(C) On the lands, an office of a physician or dentist is permitted, subject to the conditions that:
   (i) it is located in the basement or on the first floor of a detached dwelling that such physician or dentist uses as their private residence; and
   (ii) the principal entrance is from Bathurst St.; and [TO: 438-86; 12(2) 274]

(D) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 10.5 metres for a detached house;
   (ii) 7.5 metres for each dwelling unit in a semi-detached house; and
   (iii) 15.0 metres for a duplex. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

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

(639) Exception R 639

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4);

(B) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit; and

(C) The minimum front yard setback is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86; and

(B) On 286 George St. and 300 George St., former City of Toronto by-law 487-91.

(640) Exception R 640

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

Site Specific Provisions:

(A) On the lands, a parking facility is permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
(ii) it has no more than 125% of the number of parking spaces required to be provided for the building on the lot; [TO: 438-86; 12 (2) 80]

(B) The lands must comply with exception 900.2.10(4);

(C) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit; and

(D) The minimum front yard setback is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86.

(644) Exception R 644
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4); and

(B) The minimum front yard setback is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(660) Exception R 660
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7);

(B) On the lands municipally known as 620 Church St. in 1974, a retail store that is used as a tuck shop and a personal service shop that is used as a dry cleaning depot are permitted on the lot, if:

   (i) the interior floor area of the combined uses is no greater than 37.0 square metres;

   (ii) the uses are located on the first floor of the north tower of the building that existed on the lot in 1974;

   (iii) no portion of the exterior of the building or windows can be used for signage for the uses.[TO: 438-86; 12 (1) 62]

Prevailing By-laws and Prevailing Sections:

(A) On 620 Church St., 66 Isabella St., former City of Toronto by-law 242-68.

(661) Exception R 661
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 500 Sherbourne St. in 1979, a building or structure that existed on the lands on May 1, 1979 may be used as a hospital; and [TO: 438-86; 12 (1) 101]

(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and

(B) On 500 Sherbourne St., City of Toronto by-law 1072-05.

(665) Exception R 665
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands municipally known as 495 Sherbourne St. in 1979, public parking is permitted, if the use is operated either by or on behalf of the owners of the lands municipally known in 1979 as 331 and 349 Sherbourne St.; and [TO: 438-86; 12 (1) 97]
(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(668) Exception R 668
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 338 of former City of Toronto By-law 438-86; and
(B) On lands municipally known as 80 and part of 100 Turnberry Ave., City of Toronto by-law 153-2005.

(670) Exception R 670
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On or between the odd numbered addresses of 451-515 Rosewell Ave., City of Toronto by-law 942-2002.

(671) Exception R 671
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 10.5 metres for a detached house;
   (ii) 7.5 metres for each dwelling unit in a semi-detached house;
   (iii) 10.5 metres for a duplex, and if a duplex is attached to one other duplex on an adjacent lot in the same zone, the minimum lot frontage for each lot is 7.5 metres;
   (iv) 10.5 metres for a triplex, and if a triplex is attached to one other triplex on an adjacent lot in the same zone, the minimum lot frontage for each lot is 7.5 metres; and
   (v) 7.5 metres for each dwelling unit in a townhouse. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) On 19 Beech Ave., former City of Toronto by-law 50-81, and Section 12(1) 240 of former City of Toronto By-law 438-86.

(674) Exception R 674
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 15.0 metres for a detached house;
   (ii) 15.0 metres for each dwelling unit in a semi-detached house;
   (iii) 15.0 metres for a duplex; and
(iv) 30.0 metres for a **fourplex**, and if one **fourplex** is situated on two **lots**, the minimum **lot frontage** for each of those **lots** is 15.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 175 of former City of Toronto By-law 438-86.

(B) Section 12(1) 231(b) of former City of Toronto By-law 438-86.

**Exception R 675**

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

Site Specific Provisions:

(A) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:

(i) 9.0 metres for a **detached house**;

(ii) 9.0 metres for each **dwelling unit** in a **semi-detached house**;

(iii) 9.0 metres for a **duplex**; and

(iv) 18.0 metres for a **fourplex**, and if one **fourplex** is situated on two **lots**, the minimum **lot frontage** for each of those **lots** is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 175 of former City of Toronto By-law 438-86;

(B) On 387 Parkside Dr., former City of Toronto by-law 767-83; and

(C) Section 12(1) 231(b) of former City of Toronto By-law 438-86.

**Exception R 677**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On the odd numbered addresses of 3-15 Rowntree Ave., the even numbered addresses of 2-22 Rowntree Ave., former City of Toronto by-law 572-79.

**Exception R 678**

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

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]

(B) The lands must comply with exception 900.2.10(5);

(C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]

(D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **townhouse**, **triplex**, **fourplex** or **apartment building** is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d)(i)]

(E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **townhouse**, **triplex**, **fourplex** or **apartment building** built after March 13, 1978 is permitted if the same **building** type existed on the **lot** on March 13, 1978; and [TO: 438-86; 12(1)68 (d)(ii)]

(F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(679) Exception R 679
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A dwelling unit is only permitted in a detached house or a duplex; and for a duplex, the minimum side yard setback is 3.0 metres. [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.] and [TO: 438-86; 12 (2) 213]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 213 of former City of Toronto By-law 438-86.

(680) Exception R 680
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On the even numbered addresses of 1750-1752 Bayview Ave., 595 Eglinton Ave. E., former City of Toronto by-law 96-0145; and
(D) On the lands municipally known as 601 Eglinton Ave. E. in 1988, Section 12(2) 45 of former City of Toronto By-law 438-86.

(681) Exception R 681
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) On the odd numbered addresses of 1-1C Bracondale Hill Rd., the even numbered addresses of 1000-1048 Davenport Rd., 2 Turner Rd., Section 12(2) 241 former City of Toronto of By-law 438-86.

(682) Exception R 682
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(683) Exception R 683
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) On the even numbered addresses of 494-496 Kingston Rd., City of Toronto by-law 963-01;
(B) On 520 Kingston Rd., former City of Toronto by-law 266-89; and
(C) On the even numbered addresses of 530-550 Kingston Rd., former City of Toronto by-law 402-85.

(684) Exception R 684
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an apartment building is not a permitted, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.;
(B) On the lands, a place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery in not a permitted use, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.; and [TO: 438-86; 12 (2) 10]
(C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 2 of former City of Toronto By-law 438-86; and
(B) On 262 St. Clair Ave. W., City of Toronto by-law 831-02.

(685) Exception R 685
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an apartment building is not a permitted, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.;
(B) On the lands, a place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery in not a permitted use, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.; [TO: 438-86; 12 (2) 10]
(C) On the lands, the minimum lot area is 900 square metres; and [TO: 438-86; 12 (2) 59]
(D) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 2 of former City of Toronto By-law 438-86;
(B) Section 12(1) 26 of former City of Toronto By-law 438-86; and
(C) Section 12(1) 45 of former City of Toronto By-law 438-86.

(686) Exception R 686
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) On 110 Davenport Rd., former City of Toronto by-law 86-86.

(687) Exception R 687
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) On 80 Winchester St., former City of Toronto by-law 88-78.

(688) Exception R 688
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, a semi-detached house is the only building type permitted; and [TO: 438-86; 12(2) 170]
(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) On the even numbered addresses of 10-56 Coatsworth Cres., the odd numbered addresses of 77-123 Hanson St., former City of Toronto by-law 656-86.

(689) Exception R 689
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) The lands must comply with exception 900.2.10(7); and
(C) The minimum lot frontage for a lot with a detached house is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(690) Exception R 690
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) The lands must comply with exception 900.2.10(7); and
(C) The minimum lot frontage for a lot with a detached house is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On the even numbered addresses of 1746-1748 Bayview Ave., City of Toronto by-law 96-0145.

(692) Exception R 692
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 116 of former City of Toronto By-law 438-86;
(B) Section 12(1) 233 of former City of Toronto By-law 438-86; and
(C) On 22 McCaul St., former City of Toronto by-law 649-87.

(693) Exception R 693
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the permitted maximum gross floor area of a residential building or structure may not exceed a floor space index of 1.5, unless 25% of the dwelling units on the lot are assisting housing units, in which case the maximum gross floor area may exceed the floor space index of 1.5; and [TO: 438-86; 12 (2) 92]

(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 116 of former City of Toronto By-law 438-86; and
(B) Section 12(1) 233 of former City of Toronto By-law 438-86.

(695) Exception R 695
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 186 of former City of Toronto By-law 438-86;
(B) Section 12(1) 187 of former City of Toronto By-law 438-86; and
(C) On 36 Colgate Ave., 42 Colgate Ave., the odd numbered addresses of 291-353 Logan Ave., 103 Natalie Pl., the odd numbered addresses of 23-101 Natalie Pl., 102 Natalie Pl., the even numbered addresses of 4-90 Natalie Pl., City of Toronto by-law 603-99.

(697) Exception R 697
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 23 Alvin Ave. in 1985, an office is permitted, if:
   (i) it is located in the basement or first floor of the residential building that existed on the lot in 1985;
   (ii) parking is provided on the lot at a ratio of 1 parking space per dwelling unit and 1 parking space for every 93.0 square metres of office use; and
   (iii) any alteration to the front of the residential building does not alter its appearance as a semi-detached house; and [TO: 438-86; 12(1) 201]

(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(701) Exception R 701
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 322 of former City of Toronto By-law 438-86; and
(B) On the lands municipally known as the odd numbered addresses of 23 to 29 Webster Ave. in 1997, Section 12(1) 437 of former City of Toronto By-law 438-86.

(702) Exception R 702
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) On the even numbered addresses of 76-86 Asquith Ave., the even numbered addresses of 90-96 Asquith Ave., former City of Toronto by-law 669-80; and
(B) On 88 Asquith Ave., former City of Toronto by-laws 669-80 and 779-83.

(703) Exception R 703
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 322 of former City of Toronto By-law 438-86; and
(B) On the lands municipally known as 31 Webster Ave. in 1997, Section 12(1) 437 of former City of Toronto By-law 438-86.

(704) Exception R 704
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86;
(B) On 60 Stanley Ter., former City of Toronto by-law 480-91; and
(C) On or between the odd numbered addresses of 71-99 Stafford St., and the even numbered addresses of 70-98 Stanley Ter., former City of Toronto by-laws 252-74, 399-74, 301-75 and 453-75.

(705) Exception R 705
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86;
(B) Former City of Toronto by-law 97-0521; and
(C) On or between the odd numbered addresses of 891-901 Adelaide St. W., 24 Shaw St., former City of Toronto by-law 694-86.
(706) Exception R 706
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) Section 12(2) 208 of former City of Toronto By-law 438-86; and
(C) On 17 Isabella St., former City of Toronto by-law 472-82.

(707) Exception R 707
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 25 Bleecker St., former City of Toronto by-law 514-93.

(708) Exception R 708
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) On 40 Homewood Ave., former City of Toronto by-law 51-69; and
(C) On 60 Homewood Ave., former City of Toronto by-law 522-83.

(709) Exception R 709
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On the lands municipally known as 190 Lowther Ave. in 1983, a **nursing home, residential care home, retirement home, or seniors community house** are permitted if the **building** or additions to the **building** comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 250]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(710) Exception R 710
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A **nursing home** is permitted, if:
   (i) the **building** does not exceed 2 **storeys**;
   (ii) the maximum **lot coverage** does not exceed 35%;
(iii) the minimum building setback to a side lot line is 7.5 metres; and
(iv) the minimum building setback to a rear lot line is 12.0 metres; and [TO: 438-86; 12(1) 33]

(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 63 of former City of Toronto By-law 438-86;
(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

711) Exception R 711
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 81 of former City of Toronto By-law 438-86; and
(B) On the even numbered addresses of 10-30 Roden Pl., former City of Toronto by-law 632-82.

712) Exception R 712
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 252 McCaul St. in 1978, an art gallery, library, museum, public school, post-secondary school, medical office, post office, education use, hospital, religious education use, or a place of assembly that is a union hall are permitted, if the gross floor area of the building does not exceed the gross floor area of the building that existed on the lot on June 30, 1978; [TO: 438-86; 12 (1) 84]

(B) A Tong House is a permitted use and for the purposes of this exception, a Tong House is defined as a building operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the basement and/or on the first floor portion thereof; and [TO: 438-86; 12 (1) 116]

(C) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 233 of former City of Toronto By-law 438-86.

713) Exception R 713
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 2 and 4 Wellesley Pl. in 1979, a building or structure that existed on the lot on May 1, 1979 may be used as a hospital; and [TO: 438-86; 12 (1) 96]

(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 2R Wellesley Pl., 6 Wellesley Pl., City of Toronto by-law 902-02.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86; and
(B) On 10 Admiral Rd., former City of Toronto by-law 505-92.

(715) Exception R 715
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of three attached dwelling units are permitted in a townhouse building; and [TO: 438-86; 12(2) 142]
(B) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 13.5 metres for a detached house;
   (ii) 9.0 metres for each dwelling unit in a semi-detached house;
   (iii) 13.5 metres for a duplex;
   (iv) 13.5 metres for a triplex;
   (v) 30.0 metres for an apartment building; and
   (vi) a minimum of 27 metres in total for a townhouse building with 3 dwelling units, of which the minimum lot frontage for the middle dwelling unit is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(716) Exception R 716
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the minimum rear yard setback of the building is 12.0 metres; and
(B) A minimum of 7.5 metres of the rear yard, as measured from the rear lot line, must be used for soft landscaping. [TO: 438-86; 12 (2) 16]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(717) Exception R 717
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(718) Exception R 718
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) On the lands municipally known as 86 Woodlawn Ave. E. in 1990, Section 12:(2) 279 former City of Toronto of By-law 438-86.

(719) Exception R 719
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(720) Exception R 720
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands on the north side of Walker Ave., the minimum rear yard setback is 12 metres and, the rear yard for a depth of 7.5 metres from the rear lot line, must be for landscaping. [TO: 438-86; 12 (2) 21]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(721) Exception R 721
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 32 of former City of Toronto By-law 438-86;
(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(722) Exception R 722
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]
(B) Despite regulation 10.10.80.40(1), a vehicle entrance through the front main wall of a residential building, other than an ancillary building, is not permitted; and [ By-law: 1426-2017 ]
(C) Despite regulations 10.5.40.50(2), a platform without main walls, such as a deck or balcony, attached to or within 0.3 metres of the rear main wall of a residential building and at a height greater than 1.2 metres above established grade, must comply with the following:

(i) the maximum area of the platform is 4.0 square metres; and
(ii) the minimum side yard setback of the platform is 1.8 metres. [By-law: 1426-2017]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86;
(B) Section 12(2) 269 of former City of Toronto By-law 438-86;
(C) Section 12(2) 118 of former City of Toronto By-law 438-86;
(D) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(E) On 9 Hillsdale Ave. E., former City of Toronto By-law 809-84 and City of Toronto By-law 607-1998. [By-law: 1675-2013]

(723) Exception R 723
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) The lands must comply with exception 900.2.10(7); and
(C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On 111 Redpath Ave., former City of Toronto by-law 714-81.

(724) Exception R 724
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) The lands must comply with exception 900.2.10(7); and
(C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(725) Exception R 725
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum building length is 14.0 metres; [TO: 438-86; 12(2) 112]

(B) The lands must comply with exception 900.2.10(5);

(C) Despite (B), a maximum of three dwelling units are permitted in a townhouse; [TO: 438-86; 12(1)68 (a)]

(D) Despite (B) and (C), the use of a lot for dwelling units in a triplex, fourplex or apartment building is permitted if the lot was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
(E) Despite (B) and (C) the use of a lot for dwelling units in a triplex, fourplex or apartment building built after October 11, 1977 is permitted if the same building type existed on the lot on October 11, 1977; and [TO: 438-86; 12(1)68 (d) (ii)]

(F) A detached house may be converted to contain two or more secondary suites in compliance with Section 150.10 if the building has a minimum interior floor area of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(726) Exception R 726
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) The lands must comply with exception 900.2.10(5); and
(C) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 9.0 metres for a detached house;
   (ii) 7.5 metres for each dwelling unit in a semi-detached house; and
   (iii) 9.0 metres for a duplex. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 326 of former City of Toronto By-law 438-86.

(727) Exception R 727
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) The lands must comply with exception 900.2.10(5);
(C) Despite (B), a maximum of three dwelling units are permitted in a townhouse; [TO: 438-86; 12(1)68 (a)]
(D) Despite (B) and (C), the use of a lot for dwelling units in a townhouse, triplex, fourplex or apartment building is permitted if the lot was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
(E) Despite (B) and (C) the use of a lot for dwelling units in a townhouse, triplex, fourplex or apartment building built after March 13, 1978 is permitted if the same building type existed on the lot on March 13, 1978; and [TO: 438-86; 12(1)68 (d) (ii)]
(F) A detached house may be converted to contain two or more secondary suites in compliance with Section 150.10 if the building has a minimum interior floor area of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On 65 Sheldrake Blvd., City of Toronto by-law 856-01.

(728) Exception R 728
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) The lands must comply with exception 900.2.10(5); and

(C) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 9.0 metres for a detached house;
   (ii) 7.5 metres for each dwelling unit in a semi-detached house; and
   (iii) 9.0 metres for a duplex. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(729) Exception R 729
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 18 of By-law 438-86;

(B) On 382 Dovercourt Rd., the odd numbered addresses of 5-7 Heydon Park Rd., former City of Toronto by-law 97-0556;

(C) On 263 Gladstone Ave., former City of Toronto by-laws 668-83 and 706-86;

(D) On 277 Gladstone Ave., 41 Rusholme Park Cres., former City of Toronto by-law 706-86;

(E) On 46 Lakeview Ave., City of Toronto by-law 311-00; and

(F) On 422 Ossington Ave., former City of Toronto by-law 97-0375.

(730) Exception R 730
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 1615 Dufferin St. in 1992, office and retail store are permitted. [TO: 438-86; 12 (1) 295]

Prevailing By-laws and Prevailing Sections:

(A) On 49 Auburn Ave., former City of Toronto by-law 285-75;

(B) On the odd numbered addresses of 1-65 Hendrick Ave., the even numbered addresses of 30-74 Hendrick Ave., former City of Toronto by-law 340-79;

(C) Between the even numbered addresses of 14-120 Peterborough Ave., the odd numbered addresses of 15-107 Peterborough Ave., former City of Toronto by-law 222-79; and

(D) On or between the even numbered addresses of 200-202 Rushton Rd., former City of Toronto by-law 446-78.

(731) Exception R 731
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 861 Avenue Rd. in 1992, a vehicle fuel station is permitted. [TO: 438-86; 12 (1) 298]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On the lands municipally known as 866 Avenue Rd. in 1999, Section 12(1) 443 of former City of Toronto By-law 438-86.

(732) **Exception R 732**

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

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

- (A) Section 12(2) 329 of former City of Toronto By-law 438-86; and
- (B) On 6 Connolly St., City of Toronto by-law 709-00.

(733) **Exception R 733**

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

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

- (A) On the lands municipally known as 90 The Queensway in 1993, Section 12(1) 330 of former City of Toronto By-law 438-86; and
- (B) On 21 Windermere Ave., former City of Toronto by-laws 362-70 and 19-71.

(734) **Exception R 734**

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

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

- (A) On 93 The Queensway, 110 The Queensway, 15 Windermere Ave., 6 Windermere Ave., City of Toronto by-law 708-01;
- (B) On 1 Ripley Ave., former City of Toronto by-law 382-88;
- (C) On or between the even numbered addresses of 20-24 Southport St., former City of Toronto by-law 193-85; and
- (D) On the lands municipally known as 3 Windermere Ave. in 1994, Section 12(2) 300 of former City of Toronto By-law 438-86.

(735) **Exception R 735**

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

Site Specific Provisions:

- **(A) On 455 Dovercourt Road a mixed use building or structure that complies with the following is permitted:**
  - (I) None of the provisions of 10.5, and 10.10, and 200.5.10.1(1), 200.5.10.2(2) and 220.5.10.1(5), and 230.5.10.2(2), (4), (5), (6), and (7), and 230.5.10.1(1) of City of Toronto By-law No. 569-2013, as amended, shall apply to prevent the erection and use of a building on the lot that contains dwelling units, non-residential gross floor area, and the erection and use of an ancillary parking garage with stacked parking space on the lot, if (B) to (P) are complied with.
  - (B) In addition to the uses permitted within the R Zone an office that is not a medical office and software development and processing are also permitted uses on the lot;
  - (C) The lot is comprised of those lands shown outlined by heavy lines on Diagram 1 of By-law No. 687-2014.
  - (D) No portion of any building or structure, including the ancillary parking garage, to be erected or used on the lot shall extend beyond the lines delineated by the heavy lines on Diagram 2 of By-law No. 687-2014.
(E) Despite subsection (D) herein, eaves, cornices, lighting fixtures, window sills, landscape planters, awnings, canopies and other minor architectural projections is permitted to project no more than 0.45 metres from a building or structure on the lot. The entrance canopy is permitted to project no more than what is shown on Diagram 2 of By-law No. 687-2014.

(F) The height of any building or structure on the lot must not exceed the maximum height permitted as indicated by the letter “H” as shown on Diagram 2 of By-law No. 687-2014, measured from the Canadian Geodetic Datum elevation of 106.18 metres.

(G) Despite (F), a parapet wall, fence, safety railing, mechanical equipment, stair, terrace, trellis or privacy screen must be setback from the front and rear walls of the building by 1.8 metres and must not project more than 1.8 metres beyond the height of the roof of the building measured at 17.5 metres as indicated on Diagram 2 of By-law No. 687-2014. Landscape planters may be permitted within 0.5 metres of the rear wall and may project a maximum of 1 metre above the roof of the building, measured at 17.5 metres as indicated on Diagram 2 of By-law No. 687-2014.

(H) The total gross floor area of the building must not exceed a maximum of 2,824 square metres and must not exceed:

   (i) 1,344 square metres for the residential uses dwelling units in the building; and
   (ii) 1,480 square metres for the non-residential use.

(I) The ancillary parking garage must be located within the heavy lines identified as the double car structure on Diagram 2 and the area of the ancillary parking garage must not exceed a gross floor area of 150 square metres.

(J) The maximum permitted number of dwelling units is twelve (12), comprised of ten (10) two bedroom dwelling units and two (2) three bedroom dwelling units.

(K) A minimum of 190 square metres of soft landscaping shall be provided on the lot.

(L) A total of 25 parking spaces must be provided for the development in accordance with the following:

   (i) A minimum of 12 parking spaces must be provided on the lot for the 12 dwelling units;
   (ii) A minimum of 13 parking spaces must be provided for the 1,480 square metres of non-residential use on the lot, of which:

      (a) A maximum of 4 of the required non-residential parking spaces must be provided through a long-term lease on a parking lot within 300 metres of the lot; and
      (b) A minimum of 2 of the required non-residential parking spaces on the lot must be shared residential visitor parking spaces, with each of the designated shared visitor/non-residential parking spaces having signage to identify them as shared parking spaces available to visitors of the residential use.

(M) Despite 200.5.1.10(2), the minimum dimensions for a of the stacked parking space in the ancillary parking garage is 2.6 metres wide by 5.2 metres long and a height of 1.5 metres, except that the platform of such parking space may have dimensions of not less than 2.5 metres by 5.0 metres.

(N) Despite 200.5.1.10(2)(A)(iv), (B)(iv),(C)(iv) and (D), an additional 0.3 metre widening for one or more obstructions is not required.

(O) A minimum of 20 bicycle parking spaces shall be provided and maintained on the lot, of which:

   (i) A total of 12 will be bicycle parking spaces provided for the exclusive use of the residents of the building and located in a secure room or area;
   (ii) A total of 6 will be bicycle parking spaces provided for the exclusive use of visitors of the residential use of the building;
   (iii) A total of 2 will be bicycle parking spaces provided for the exclusive use of the visitors of the non-residential use of the building;
   (iv) Notwithstanding Article 230.5.10.1 of By-law No. 569-2013, 100 per cent of the resident bicycle parking spaces may be provided in a manner that requires a person to park the bicycle in a vertical position; and
   (v) Bicycle parking spaces that are to be parked in a vertical position, may have horizontal dimensions of at least 0.375 metres by 0.800 metres and a vertical dimension of at least 2.0 metres.

(P) Except as otherwise provided herein, the provisions of By-law No. 569-2013, as amended, shall continue to apply to the lot. [ By-law: 0687-2014 ]
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 68 of former City of Toronto By-law 438-86;
(B) On 72 Clinton St., former City of Toronto by-law 200-85;
(C) On 130 Clinton St., former City of Toronto by-law 266-71;
(D) On 146-146E Clinton St., 146F-146G Clinton St., 146H-146L Clinton St., former City of Toronto by-law 190-89;
(E) On or between the even numbered addresses of 318-318R Clinton St., City of Toronto by-law 610-00;
(F) On 322 Clinton St., former City of Toronto by-law 97-0159;
(G) On 419 Crawford St., former City of Toronto by-law 300-80;
(H) On 701 Dovercourt Rd., City of Toronto by-law 1276-07;
(I) On 730 Dovercourt Rd., former City of Toronto by-law 22461;
(J) On 488 Euclid Ave., former City of Toronto by-law 152-91;
(K) On or between the even numbered addresses of 420-492 Gladstone Ave., former City of Toronto by-laws 62-67 and 190-69;
(L) On 480 and 482 Markham St., former City of Toronto by-law 304-80;
(M) On the even numbered addresses of 10-24 Nancy Pocock Pl., former City of Toronto by-law 97-0159;
(N) On the odd numbered addresses of 11-23 Nancy Pocock Pl., City of Toronto by-law 610-00;
(O) On 34 Page St., former City of Toronto by-law 298-80;
(P) On 323 Palmerston Blvd., City of Toronto by-law 262-00;
(Q) On 543 Palmerston Blvd., former City of Toronto by-laws 419-83, 224-84, and 225-84;
(R) On 391 and 393 Ruxton Rd., City of Toronto by-law 219-02; and
(S) On 721 Shaw St., former City of Toronto by-law 115-75.

(736) Exception R 736

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

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

(A) On 50 Bain Ave., former City of Toronto by-law 372-78;
(B) On or between the odd numbered addresses of 71-117 Blake St., City of Toronto by-law 136-78;
(C) On 10 Boulton Ave., former City of Toronto by-law 22936;
(D) On 66 Boulton Ave., former City of Toronto by-laws 370-77, 458-83 and 742-83;
(E) On 655 Broadview Ave., former City of Toronto by-law 54-67;
(F) On 60 Cavell Ave., 97 Cavell Ave., former City of Toronto by-law 299-75;
(G) On 39 Harcourt Ave., former City of Toronto by-law 356-75;
(H) On 148 Hazelwood Ave., former City of Toronto by-law 94-0737;
(I) On 10 Hogarth Ave., former City of Toronto by-law 54-67;
(J) On 885 Logan Ave., City of Toronto by-law 686-01;
(K) On 24 Mountjoy Ave., former City of Toronto by-law 226-69;
(L) On 369 Pape Ave., former City of Toronto by-law 414-78; 555-78;
(M) On 660 Pape Ave., former City of Toronto by-law 356-75;
(N) On 662 Pape Ave., City of Toronto by-law 533-01;
(O) On 720 Rhodes Ave., former City of Toronto by-law 22876;
(P) On 355 Riverdale Ave., former City of Toronto by-law 154-80;
(Q) On or between the even numbered addresses of 100-110 Unity Rd., former City of Toronto by-laws 118-82; 474-82, 595-82, 80-84 and 229-84; and
(R) On or between the odd numbered addresses of 887-903 Woodbine Ave., former City of Toronto by-law 273-93.

(737) Exception R 737
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 64 Glenlake Ave. in 1980, two dwelling units in a residential building are permitted. [TO: 438-86; 12(1) 235]

Prevailing By-laws and Prevailing Sections:

(A) On 168 Annette St., City of Toronto by-law 423-03;
(B) On 19 Dorval Rd., 20 Dorval Rd., former City of Toronto by-law 578-88;
(C) On the odd numbered addresses of 2549B-2551B Dundas St. W., City of Toronto by-law 251-00;
(D) On the odd numbered addresses of 53-59 EDNA AVE, former City of Toronto by-law 578-88;
(E) On 152 Evelyn Ave., former City of Toronto by-law 94-0189;
(F) On 216 Glendonwynne Rd., former City of Toronto by-law 447-76;
(G) On 64 Glenlake Ave., former City of Toronto by-law 816-80;
(H) On 299 Glenlake Ave., former City of Toronto by-law 188-71;
(I) On 21 High Park Ave., former City of Toronto by-laws 22318, 171-67 and 188-71;
(J) On or between the even numbered addresses of 40-50 High Park Ave., former City of Toronto by-law 22621;
(K) On 65 High Park Ave., former City of Toronto by-laws 22318, 22754, 171-67 and 188-71;
(L) On 100 High Park Ave., former City of Toronto by-law 22877;
(M) On 260 High Park Ave., former City of Toronto by-law 23-75;
(N) On 36 Mountview Ave., former City of Toronto by-law 302-80;
(O) On 60 Mountview Ave., former City of Toronto by-laws 21986, 22215, and 22308;
(P) On 22 Oakmount Rd., former City of Toronto by-laws 22318, 171-67 and 188-71;
(Q) On the lands municipally known as 48 Pine Crest Rd. in 1983, Section 12(2) 155 of former City of Toronto By-law 438-86;
(R) On 48 Pine Crest Rd., former City of Toronto by-laws 770-83 and 605-85;
(S) On or between the odd numbered addresses of 61-77 Quebec Ave., former City of Toronto by-law 22621;
(T) On or between the odd numbered addresses of 223-225 Quebec Ave., former City of Toronto by-law 332-76; and
(U) On 260 Willard Ave., former City of Toronto by-law 405-75.

(738) Exception R 738
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 41-57 Brandon Ave., former City of Toronto by-law 131-84;
(B) On the even numbered addresses of 46-52A Primrose Ave., the even numbered addresses of 54-76 Primrose Ave., former City of Toronto by-law 673-84; and
(C) On or between the odd numbered addresses of 911-917 St. Clares Ave., former City of Toronto by-law 122-72.

(739) Exception R 739
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 144 of former City of Toronto By-law 438-86, as amended by By-law 1996-0067 and OMB File. R960113, March 5, 1997;
(B) On 1087 Davenport Rd., 1246 Shaw St., former City of Toronto by-law 147-85;
(C) On 1281 Davenport Rd., former City of Toronto by-law 570-77; and
(D) On or between the even numbered addresses of 512-616 Delaware Ave. N., the odd numbered addresses of
517-525 Delaware Ave. N., the odd numbered addresses of 527-537 Delaware Ave. N., 539 Delaware Ave. N.,
the odd numbered addresses of 541-545 Delaware Ave. N., the odd numbered addresses of 547-605 Delaware
Ave. N., former City of Toronto by-law 221-79.

(740) Exception R 740
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws
and Prevailing Sections.

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

(A) On 1359 Dupont St., City of Toronto by-law 920-2006;
(B) On 1011 Lansdowne Ave., 730 St. Clarens Ave., former City of Toronto by-law 354-86;
(C) On 376 Margueretta St., former City of Toronto by-law 450-76;
(D) On 39 Pauline Ave., former City of Toronto by-law 202-81; and
(E) On 100 Pauline Ave., former City of Toronto by-law 417-77.

(741) Exception R 741
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws
and Prevailing Sections.

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

(A) On the odd numbered addresses of 419-425 Coxwell Ave., former City of Toronto by-law 384-91;
(B) On 426 Coxwell Ave., former City of Toronto by-law 248-83; and
(C) On or between the even numbered addresses of 12-22 Darrell Ave., former City of Toronto by-law 231-80.

(742) Exception R 742
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws
and Prevailing Sections.

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

(A) On 21 Ascot Ave., former City of Toronto by-law 418-77;
(B) On 126 Boon Ave., former City of Toronto by-law 277-84; and
(C) On 1710 Dufferin St. former City of Toronto by-laws 363-67 and 32-69.

(743) Exception R 743
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws
and Prevailing Sections.

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

(A) On the even numbered addresses of 388-398 Clinton St., City of Toronto by-laws 733-01 and 580-02; and
(B) On 560 Palmerston Ave., former City of Toronto by-law 181-69.

(744) Exception R 744
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws
and Prevailing Sections.

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

(A) On or between the even numbered addresses of 16-20 Cambridge Ave., 18 Doncrest Rd., former City of Toronto by-law 539-81; and

(B) On 33 Eastmount Ave., former City of Toronto by-laws 22753 and 22833.

(745) Exception R 745
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Section 12(2) 262 of former City of Toronto By-law 438-86;
(B) Former City of Toronto By-law 880-79;
(C) On the lands municipally known as 8-10 Alcorn Ave. in 1988, Section 12 (2) 266(d) of former City of Toronto By-law 438-86;
(D) On the even numbered addresses of 22-98A Alcorn Ave., the odd numbered addresses of 63-71 Walker Ave., former City of Toronto by-law 565-80;
(E) On the lands municipally known as 26, 30, and 40 Birch Ave. in 1992, Section 12(1) 369 of former City of Toronto By-law 438-86;
(F) On the lands municipally known as 46, 54, 60, 62, and 82 Birch Ave. in 1982, Section 12(1) 180 of By-law 438-86; and

(747) Exception R 747
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) On 21 Swanwick Ave., City of Toronto by-law 827-08.

(748) Exception R 748
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) On the odd numbered addresses of 1-21 Mulock Ave., former City of Toronto by-law 96-0362.

(749) Exception R 749
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) On or between the odd numbered addresses of 781-789 Ossington Ave., former City of Toronto by-law 820-78 and former City of Toronto by-law 523-79.

(750) Exception R 750
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 117 Duvernet Ave., former City of Toronto by-law 152-74;

(B) On 106 Eastwood Rd., the odd numbered addresses of 129-143 Edgewood Ave., the even numbered addresses of 130-140 Edgewood Ave., City of Toronto by-law 738-01;

(C) On or between the odd numbered addresses of 193-261 Eastwood Rd., the even numbered addresses of 224-246 Eastwood Rd., former City of Toronto by-law 267-76;

(D) On or between the odd numbered addresses of 1-39 Heyworth Cres., the even numbered addresses of 2-28 Heyworth Cres., 43 Heyworth Cres., former City of Toronto by-law 441-80;

(E) On 520 Kingston Rd., former City of Toronto by-laws 899-88 and 266-89; and

(F) On 11 Newbold Ave., former City of Toronto by-law 625-76.

(751) Exception R 751

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2 Antler St., former City of Toronto by-law 474-77;

(B) On 53 Campbell Ave., former City of Toronto by-law 182-84; and

(C) On 5 Ernest Ave., former City of Toronto by-law 500-81.

(752) Exception R 752

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2 Antler St., former City of Toronto by-law 474-77;  
(B) On 53 Campbell Ave., former City of Toronto by-law 182-84; and 
(C) On 5 Ernest Ave., former City of Toronto by-law 500-81.

(753) Exception R 753

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On the odd numbered addresses of 41-49 Curzon St., former City of Toronto by-law 569-77; 
(B) On the even numbered addresses of 60-70 Curzon St., 97 Jones Ave., former City of Toronto by-laws 94-0261 and 95-0627;  
(C) On 67 Curzon St., the even numbered addresses of 162-172 Leslie St., former City of Toronto by-law 416-77; 
(D) On 90 Curzon St., the even numbered addresses of 98J-98M Curzon St., former City of Toronto by-law 582-89;  
(E) On the even numbered addresses of 98A-98H Curzon St., former City of Toronto by-law 485-86;  
(F) On 112 Curzon St., 1467 Dundas St. E., former City of Toronto by-law 143-71; and  
(G) On 7 Jones Ave., former City of Toronto by-law 263-84.

(755) Exception R 755

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(756) Exception R 756
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).
(B) The lands must comply with exception 900.2.10(4). [By-law: OMB PL130592]

Prevailing By-laws and Prevailing Sections:
(A) On 437 Sherbourne St., former City of Toronto by-law 450-90;
(B) On 439 Sherbourne St., former City of Toronto by-law 183-84; and
(C) On 467 Sherbourne St., former City of Toronto by-law 21512.

(757) Exception R 757
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Toronto By-law 880-79;
(B) Former City of Toronto by-law 96-0279; and
(C) City of Toronto by-law 805-99.

(758) Exception R 758
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 66 Roncesvalles Ave., City of Toronto by-law 866-00.

(759) Exception R 759
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 2 of former City of Toronto By-law 438-86;
(B) Section 12(2) 262 of former City of Toronto By-law 438-86;
(C) Section 12(2) 263 of former City of Toronto By-law 438-86;
(D) Section 12(2) 267 of former City of Toronto By-law 438-86;
(E) On 15 Delisle Ave., former City of Toronto by-laws 182-72 and 765-85;
(F) On 33 Delisle Ave., the even numbered addresses of 48-50 St. Clair Ave. W., former City of Toronto by-law 541-93;
(G) On 55 Delisle Ave., City of Toronto by-law 184-99;
(H) On the lands municipally known as 70 Delisle Ave., Section 12 (2) 18 of former City of Toronto By-law 438-86;
(I) On 70 Delisle Ave., former City of Toronto by-law 419-67; and
(760) Exception R 760
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(761) Exception R 761
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On 1214 Avenue Rd., former City of Toronto by-law 95-0556.

(762) Exception R 762
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(763) Exception R 763
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On 1541 Davenport Rd., former City of Toronto by-law 368-77.

(764) Exception R 764
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) On the odd numbered addresses of 441-471 Jarvis St., 77 Maitland Pl., former City of Toronto by-law 804-80.

(765) Exception R 765
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of Toronto By-law 880-79;
(B) Former City of Toronto by-law 96-0279; and
(C) City of Toronto by-law 805-99.

(766) **Exception R 766**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)
**Prevailing By-laws and Prevailing Sections:**
(A) On 436 Perth Ave., former City of Toronto by-law 808-78.

(767) **Exception R 767**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)
**Prevailing By-laws and Prevailing Sections:**
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On 500 Duplex Ave., former City of Toronto by-laws 184-69 and 143-72.

(768) **Exception R 768**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)
**Prevailing By-laws and Prevailing Sections:**
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On 40 Orchard View Blvd., former City of Toronto by-laws 191-73, 391-81, 144-82, 145-82, and 267-82.

(769) **Exception R 769**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)
**Prevailing By-laws and Prevailing Sections:**
(A) Former City of Toronto by-law 704-79;
(B) Former City of Toronto by-law 844-79;
(C) Former City of Toronto by-law 535-80; and
(D) On or between the odd numbered addresses of 451-475 Greenwood Ave., the odd numbered addresses of 1-43 Lount St., the even numbered addresses of 2-48 Lount St., the odd numbered addresses of 1-23 Quarry Crt., the even numbered addresses of 2-24 Quarry Crt., the odd numbered addresses of 1-35 Sandstone Lane, the even numbered addresses of 2-40 Sandstone Lane, the even numbered addresses of 2-120 Torbrick Rd., the odd numbered addresses of 1-49 Unity Rd., the even numbered addresses of 2-48 Unity Rd., the odd numbered addresses of 1-27 Valifor Pl., the even numbered addresses of 2-32 Valifor Pl., former City of Toronto by-law 162-84.

(770) **Exception R 770**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

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(A) On the even numbered addresses of 100-102 Rankin Cres., the even numbered addresses of 104-150 Rankin Cres., the even numbered addresses of 152-154 Rankin Cres., former City of Toronto by-laws 43-90, 44-90, 45-90 and 182-90, 94-0428; and

(B) On the odd numbered addresses of 159-225 Rankin Cres., the even numbered addresses of 158-212 Rankin Cres., the odd numbered addresses of 275-277 Wallace Ave., City of Toronto by-law 46-00.

(771) Exception R 771
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 28 Bellefair Ave., former City of Toronto by-law 187-74; and
(B) On 97 Lee Ave., former City of Toronto by-laws 306-79 and 560-79.

(772) Exception R 772
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On or between the odd numbered addresses of 29-71 Berwick Ave., former City of Toronto by-law 204-80; and
(D) On the odd numbered addresses of 57-59 Hillsdale Ave. W., former City of Toronto by-law 392-78.

(773) Exception R 773
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 103 West Lodge Ave., former City of Toronto by-laws 22037 and 51-79.

(774) Exception R 774
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On 30 Edith Dr., former City of Toronto by-law 22322.

(776) Exception R 776
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 35 Ormskirk Ave., former City of Toronto by-laws 464-67, 76-69, and 52-70; and
(B) On the odd numbered addresses of 45-65 Southport St., 60 Southport St., former City of Toronto by-laws 464-67, 76-69, and 52-70.
Exception R 777
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On or between the odd numbered addresses of 289-289G Bartlett Ave., former City of Toronto by-law 278-87.

Exception R 778
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On or between the even numbered addresses of 2-22 Boler St., the even numbered addresses of 10-20 Shipman St., the odd numbered addresses of 11-21 Shipman St., former City of Toronto by-laws 283-69 and 317-70; and
(B) On the odd numbered addresses of 147-155 Vine Ave., 157 Vine Ave., the odd numbered addresses of 159-161 Vine Ave., the odd numbered addresses of 163-171 Vine Ave., the odd numbered addresses of 175-177 Vine Ave., the odd numbered addresses of 179-201 Vine Ave., former City of Toronto by-law 347-77.

Exception R 780
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

Exception R 781
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 16R St. James Crt., former City of Toronto by-laws 839-80 and 172-81.

Exception R 782
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 20 Gothic Ave., former City of Toronto by-laws 337-75 and 352-75;
(B) On 50 Quebec Ave., former City of Toronto by-laws 337-75 and 352-75; and
(C) On 100 Quebec Ave., former City of Toronto by-laws 337-75 and 352-75.

Exception R 783
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 147 Brandon Ave., City of Toronto by-law 488-2006.
Exception R 784
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Toronto By-law 880-79;
(B) Former City of Toronto by-law 96-0279;
(C) City of Toronto by-law 805-99; and
(D) On the even numbered addresses of 76-150 Woodbine Ave., City of Toronto by-law 806-99.

Exception R 785
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Toronto By-law 880-79;
(B) Former City of Toronto by-law 96-0279; and
(C) City of Toronto by-law 805-99.

Exception R 786
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None apply)
Prevailing By-laws and Prevailing Sections:
(A) On the even numbered addresses of 30-78 Alentejo St., City of Toronto by-laws 85-00 and 87-00; and
(B) On the addresses 1-32 Estoril Terr., 8-30 Braga Gdns., and 1-27 Sagres Cres., and the odd numbered addresses of 81-115 Turnberry Ave., City of Toronto by-law 85-00.

Exception R 787
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 40 and 42 Westmoreland Ave., City of Toronto by-law 872-04.

Exception R 788
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On the even numbered addresses of 2-20 Grogan Mews, the even numbered addresses of 10-28 Lightbourn Ave., City of Toronto by-law 927-03.

Exception R 789
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 15-21, 25-27 Alvin Ave. in 1985, an office is permitted, if:
   (i) it is located in the **basement** or **first floor** of the **residential building** that existed on the **lot** in 1985;
   (ii) required **parking spaces** are provided on the **lot** or within 300 metres of the **lot** at a minimum rate of one space for 93 square metres of office use; and
   (iii) any alteration to the front of the **residential building** does not alter its appearance as a **detached house**, **semi-detached house**, or **townhouse**; and [TO:438-86; 12 (1) 127]

(B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(795) Exception R 795
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) An office is permitted; and [TO: 438-86; 6(1)(f)(b)(iv)]
   (B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
   (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
   (C) On 21 St. Clements Ave., former City of Toronto by-laws 620-80, 118-81 and 551-90; and
   (D) On the lands municipally known as 21-45 St. Clements Ave. in 2004, Section 12(2) 337 of former City of Toronto By-law 438-86.

(796) Exception R 796
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The maximum **building length** is 14.0 metres; [TO: 438-86; 12(2) 112]
   (B) The lands must comply with exception 900.2.10(5);
   (C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]
   (D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **triplex**, **fourplex** or **apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
   (E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **triplex**, **fourplex** or **apartment building** built after October 11, 1977 is permitted if the same **building** type existed on the **lot** on October 11, 1977; and [TO: 438-86; 12(1)68 (d) (ii)]
   (F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
   (B) On 19 Craighurst Ave., 20 Craighurst Ave., former City of Toronto by-law 310-83.

(797) Exception R 797
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.2.10(5).
Prevailing By-laws and Prevailing Sections:

(A) On 11 Lavinia Ave., former City of Toronto by-law 323-80.

(798) **Exception R 798**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(5).

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

(A) On the odd numbered addresses of 93-95 Lavinia Ave., former City of Toronto by-law 560-90.

(799) **Exception R 799**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(5).

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

(A) On 2 Budgell Ter., 2A Budgell Ter., the even numbered addresses of 4-10 Budgell Ter., former City of Toronto by-law 326-71.

(800) **Exception R 800**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On 11 Christie St., City of Toronto by-law 733-01; and

(B) On the lands known municipally as 204 Christie St. and 2 Essex St. in 1992, Section 12(1) 296 of former City of Toronto By-law 438-86.

(801) **Exception R 801**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) Section 12(5)(h) of former City of Toronto By-law 438-86; and

(B) On 105 Maitland St., former City of Toronto by-law 56-78.

(802) **Exception R 802**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On 1117 Gerrard St. E., former City of Toronto by-law 640-91.
(803) **Exception R 803**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On 27 Brock Ave., 21-23 Earnbridge St., former City of Toronto by-law 97-0591;
(B) On 58 Brock Ave., former City of Toronto by-law 275-82 and 567-82;
(C) On 62 Brock Ave., City of Toronto by-law 115-02;
(D) On 26 Lansdowne Ave., City of Toronto by-laws 262-2005 and 414-2005;
(E) On 30 Lansdowne Ave., City of Toronto by-law 113-02; and
(F) On 48 O’Hara Ave., former City of Toronto by-law 513-79.

(804) **Exception R 804**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On 142 Argyle St., former City of Toronto by-law 437-75.

(805) **Exception R 805**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On the odd numbered addresses of 2019-2025 Davenport Rd., former City of Toronto by-law 95-0289; and
(B) On 2027 Davenport Rd., the odd numbered addresses of 2029-2035 Davenport Rd., former City of Toronto by-law 95-0289 and City of Toronto by-law 726-02.

(806) **Exception R 806**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On 284 Bathurst St., former City of Toronto by-law 411-67;
(B) On 1117 Dundas St. W., City of Toronto by-law 743-98; and
(C) On the even numbered addresses of 18-30 Markham St., 34 Markham St., 36 Markham St., 38 Markham St., the even numbered addresses of 140-144 Wolseley St., 146 Wolseley St., former City of Toronto by-law 514-84.

(807) **Exception R 807**

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

**Site Specific Provisions:**
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 502 Eastern Ave., former City of Toronto by-law 211-91;
(B) On 2 Empire Ave., the even numbered addresses of 4-14 Empire Ave., City of Toronto by-law 382-85;
(C) On or between the odd numbered addresses of 195-201 Logan Ave., former City of Toronto by-law 320-75;
(D) On the odd numbered addresses of 7A-15 Mc Gee St., City of Toronto by-law 699-04;
(E) On 15 Pape Ave., former City of Toronto by-law 175-82;
(F) On 43 Pape Ave., former City of Toronto by-law 654-91;
(G) On or between the odd numbered addresses of 71-71R Pape Ave., 83 Pape Ave., former City of Toronto by-law 369-76; and
(H) On 1195 Queen St. E., City of Toronto by-law 695-00.

(808) Exception R 808

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 179 Broadview Ave., former City of Toronto by-law 448-88;
(B) On 275 Broadview Ave. and 275A Broadview Ave., former City of Toronto by-laws 812-77 and 177-78;
(C) On 147 De Grassi St., the odd numbered addresses of 149-165 De Grassi St., former City of Toronto by-laws 62-77 and 287-77;
(D) On the odd numbered addresses of 175-185 De Grassi St., former City of Toronto by-law 585-90;
(E) On the odd numbered addresses of 990-1000 Dundas St. E., former City of Toronto by-laws 82-77 and 287-77;
(F) On 444 Logan Ave., former City of Toronto by-law 22534;
(G) On 2 West Ave., the even numbered addresses of 4-8 West Ave., former City of Toronto by-laws 82-77 and 287-77; and
(H) On the even numbered addresses of 56-56H West Ave., former City of Toronto by-law 705-82.

(809) Exception R 809

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 1A Badgerow Ave., the odd numbered addresses of 1B-1F Badgerow Ave., former City of Toronto by-law 22103;
(B) On 86 Jones Ave., former City of Toronto by-law 562-91; and
(C) On 126 Pape Ave., former City of Toronto by-law 491-76.

(810) Exception R 810

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 15-25 Awde St., former City of Toronto by-law 327-82;
(B) On or between the odd numbered addresses of 1-3 Boland Lane, former City of Toronto by-law 327-82;
(C) On 1155 College St., former City of Toronto by-law 124-73;
(D) On or between the odd numbered addresses of 1197-1207 College St., former City of Toronto by-law 317-75;
(E) On 1236 College St., former City of Toronto by-law 143-91;
(F) On 648 Dufferin St., former City of Toronto by-law 327-82;
(G) On or between the odd numbered addresses of 651-661 Dufferin St., former City of Toronto by-laws 88-67 and 165-67;
(H) On or between the odd numbered addresses of 919-1005 Dufferin St., former City of Toronto by-laws 62-67 and 190-69; and
(I) On 180 Sheridan Ave., former City of Toronto by-law 124-73.

(811) **Exception R 811**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) On 256 Dufferin St., former City of Toronto by-law 330-93;
(B) On 1251 King St. W., former City of Toronto by-laws 145-68, 256-68, and 346-68;
(C) On or between the odd numbered addresses of 63-63A Spencer Ave., City of Toronto by-law 717-02;
(D) On 65 Spencer Ave., City of Toronto by-law 1045-01;
(E) On 85 Spencer Ave., former City of Toronto by-law 271-70;
(F) On 8 Temple Ave., City of Toronto by-law 518-06; and
(G) On 151 Tyndall Ave., City of Toronto by-law 1044-01.

(812) **Exception R 812**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
(B) On 119 Dowling Ave., City of Toronto by-law 108-03;
(C) On 1447 King St. W., former City of Toronto by-law 550-83;
(D) On 1510 King St. W., City of Toronto by-law 882-2007(OMB);
(E) On 1512 King St. W., City of Toronto by-law 872-2005;
(F) On 1518 King St. W., City of Toronto by-law 873-2005;
(G) On 1544 King St. W., City of Toronto by-law 770-2006; and
(H) On 1554 King St. W., City of Toronto by-law 257-2005.

(813) **Exception R 813**

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

**Site Specific Provisions:**

(A) The lands must comply with exception 900.2.10(7).

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

(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(814) Exception R 814
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) On the odd numbered addresses of 423-425 Avenue Rd., former City of Toronto by-law 92-71.

(815) Exception R 815
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) On 2261 Gerrard St. E., City of Toronto by-law 201-04; and
(B) On these lands municipally known as 2263 and 2265 Gerrard St. E., City of Toronto by-law 677-2005.

(816) Exception R 816
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) On 716 Kingston Rd., former City of Toronto by-law 472-91;
(B) On the even numbered addresses of 720A-724H Kingston Rd., City of Toronto by-law 743-99; and
(C) On the lands municipally known as 736 and 738 Kingston Rd., City of Toronto by-law 805-2007.

(817) Exception R 817
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) On the odd numbered addresses of 1-23 Bastedo Ave., the even numbered addresses of 2-30 Bastedo Ave., the odd numbered addresses of 179-199 Hanson St., former City of Toronto by-law 97-0150;
(B) On the odd numbered addresses of 7-11 Coatsworth Cres., former City of Toronto by-law 658-86; and
(C) On 33 Coatsworth Cres., former City of Toronto by-law 657-86.

(820) Exception R 820
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).
(821) **Exception R 821**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 2 Elm Grove Ave., City of Toronto by-law 475-2010;
(B) On 6 Elm Grove Ave., City of Toronto by-law 207-03;
(C) On 1244 King St. W., former City of Toronto by-law 385-85;
(D) On 1302 King St. W., City of Toronto by-law 554-01;
(E) On 1311 King St. W., former City of Toronto by-law 27-84;
(F) On 1313 King St. W., former City of Toronto by-law 403-88;
(G) On the odd numbered addresses of 1339-1355 King St. W., former City of Toronto by-law 156-74; and
(H) On 1363 King St. W., City of Toronto by-law 716-02.

(822) **Exception R 822**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On the odd numbered addresses of 11-43 Pear Tree Mews, the odd numbered addresses of 7-39 Rankin Cres., the odd numbered addresses of 17-29 Symington Ave., former City of Toronto by-laws 43-90, 182-90 and 94-0428.

(823) **Exception R 823**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
(B) On 22 Close Ave., former City of Toronto by-laws 227-69 and 18-70.

(824) **Exception R 824**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 517 Davenport Rd., the odd numbered addresses of 519-535 Davenport Rd., the even numbered addresses of 490-494 MacPherson Ave., the even numbered addresses of 210-222 Spadina Rd., the even numbered addresses of 226-270 Spadina Rd., the odd numbered addresses of 201-251 Walmer Rd., former City of Toronto by-laws 553-83, 730-84 and 81387; and
(B) On or between the odd numbered addresses of 537-551 Davenport Rd., the even numbered addresses of 200-248 Walmer Rd., former City of Toronto by-laws 553-83, 730-84 and 814-87.

(825) Exception R 825
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an apartment building is not a permitted, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.;
(B) On the lands, a place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery in not a permitted use, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.; and [TO: 438-86; 12 (2) 10]
(C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 2 of former City of Toronto By-law 438-86;
(B) Section 12(1) 26 of former City of Toronto By-law 438-86;
(C) Section 12(1) 45 of former City of Toronto By-law 438-86;
(D) On the lands municipally known as 265 Russell Hill Rd. and 82 Warren Rd., Section 12(1) 27 of former City of Toronto By-law 438-86; and
(E) On 183 St. Clair Ave. W., former City of Toronto by-law 875-87.

(826) Exception R 826
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an apartment building is not a permitted, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.;
(B) On the lands, a place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery in not a permitted use, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.; and [TO: 438-86; 12 (2) 10]
(C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 2 of former City of Toronto By-law 438-86;
(B) Section 12(1) 26 of former City of Toronto By-law 438-86; and
(C) Section 12(1) 45 of former City of Toronto By-law 438-86.

(826) Exception R 826
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On 200 St. Clair Avenue West, if the requirements in Section 4 and Schedule A of By-law 1323-2018(OMB) are complied with, none of the provisions of regulations 10.10.40.10(1) and 10.10.40.40(1) apply to prevent the erection or use of a building/structure, addition, or enlargement, permitted in compliance with (B) to (W) below;
(B) A maximum of 110 dwelling units are permitted;
(C) Despite regulation 5.10.40.70(1) and Clause 10.10.40.70, building setbacks are as shown on Diagram 2 of By-law 1323-2018(OMB);
(D) Despite regulation 5.10.40.70(2), **building setback** requirements only apply to all parts of a **building** or **structure** above ground;

(E) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 150.6 metres and the elevation of the highest point of the **building**;

(F) Despite regulation 10.10.40.10(1), no portion of any **building** may exceed the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 1323-2018(OMB);

(G) Despite regulation 10.10.40.40(1) the maximum permitted **gross floor area** is 11,500 square metres;

(H) Despite regulation 10.10.20.10(1) an office, a medical office for physicians and dentists and a temporary sales office are also permitted uses;

(I) An office and a medical office for physicians and dentists permitted by (G) above may only located in the **first floor** and second floor of units directly abutting St. Clair Avenue West;

(J) Despite (C) and (F) above, and regulation 10.5.40.60(2)(B), a canopy covering the **building entrance** may encroach a maximum of 3.0 metres into the required minimum **building setback** along Forest Hill Road;

(K) Despite (C) and (F) above, and regulation 10.5.40.60(3)(A)(ii), interior stairs may encroach into the required minimum **building setback** to a distance of 0.0 metres from the north **lot line**;

(L) Despite (C) and (F) above, regulation 10.5.40.60(5)(A) and, a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into the required minimum **building setback** to a distance of 0.0 metres from the south **lot line**;

(M) Despite (F) above, and regulation 10.5.40.10(2):

(i) parapets for a **green roof** may exceed the permitted **height** by 5.0 metres;

(ii) the following additional **structures** on the roof of the **building** may exceed the permitted height by 1.5 metres: architectural features, art and landscape features, balustrades, fences, guardrails, lightning rods, ornamental elements, parapets, pillars, planters, railings and dividers, and screens; and

(iii) the following additional **structures** on the roof of the **building** may exceed the permitted height by 3.0 metres: awnings, canopies, and trellises;

(N) Despite (F) above, and regulation 10.5.40.10(3), enclosed stairwells and elevator shafts used for residents to access private terraces on the roof of the **building** may also exceed the permitted maximum height of the **building** by 5.0 metres;

(O) Despite (F) above, and regulation 10.5.40.10(4), for equipment, **structures** or parts of the **building** that exceed the permitted maximum height for the **building** as permitted by regulation 10.5.40.10(3) and regulation (M) above:

(i) their total area may cover no more than 50 percent of the area of the roof, measured horizontally; and

(ii) their total horizontal dimension, measured parallel to St. Clair Avenue West, may not exceed 50 percent of the width of the **main walls** of the **building** facing that **street**;

(P) Despite (C) above, a minimum stepback of 1.5 metres will be provided between the top of the sixth floor and the bottom of the ninth floor along the entire length of both the northerly and southerly facades of the seventh and eighth floors save and except the bottom of slab for the ninth floor, architectural columns, pilasters, soffits, safety railings and parapets shall be permitted in this stepback area;

(Q) Despite regulation 10.5.40.60(1), balconies will not be permitted to project beyond the north **main wall** of the **building** above a height of 13.35 metres, and any point on the west **main wall** of the **building**;

(R) Despite clause 200.5.10.1.3 the minimum number of required **parking spaces** is based on the following:

(i) 0.7 **parking spaces** for each one bedroom **dwelling unit**;

(ii) 0.9 **parking spaces** for each two bedroom **dwelling unit**;

(iii) 0.9 **parking spaces** for each townhouse **dwelling unit**;

(iv) 0.1 **parking spaces** for visitors for each **dwelling unit**; and

(v) 1 **parking space** for each 100 square metres of **gross floor area** used for an office or medical office;

(S) Despite regulation 10.5.50.10(4) a minimum of 15 percent of the area of the lot must be for **landscaping**;

(T) Regulations 10.5.40.50(1), 10.5.50.10(4), 10.5.50.10(5), 10.5.100.1(5), 10.5.100.1(7) and 10.10.40.30(1) do not apply;

(U) Despite regulation 220.5.10.1(5) a minimum of one Type G **loading space** is required;

(V) Despite regulation 10.5.100.1(4) a **driveway** may have a maximum total width of 6.6 metres; and
(W) Despite regulation 10.10.80.40(2), vehicular access to the parking spaces within the building must be obtained from Forest Hill Road.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1323-2018 Enacted ]

(827) Exception R 827
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an apartment building is not a permitted, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.;
(B) On the lands, a place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery in not a permitted use, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.; and [TO: 438-86; 12 (2) 10]
(C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 2 of former City of Toronto By-law 438-86;
(B) Section 12(1) 26 of former City of Toronto By-law 438-86;
(C) Section 12(1) 45 of former City of Toronto By-law 438-86;
(D) On 355 St. Clair Ave. W., 355R St. Clair Ave. W., former City of Toronto by-law 162-67; and
(E) On or between the odd numbered addresses of 413-423 Walmer Rd., former City of Toronto by-laws 318-70 and 455-87.

(828) Exception R 828
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7); and
(B) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86;
(B) Section 12(5)(h) of former City of Toronto By-law 438-86; and
(C) On 114 Shuter St., 118 Shuter St., former City of Toronto by-laws 382-78 and 383-78.

(829) Exception R 829
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
(B) On 23 Pembroke St., former City of Toronto by-law 612-78.

(830) Exception R 830
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) A maximum of three attached dwelling units are permitted in a townhouse building; [TO: 438-86; 12(2) 142]

(B) The minimum lot frontage for a lot with one of the following residential building types is:

   (i) 13.5 metres for a detached house;
   (ii) 9.0 metres for each dwelling unit in a semi-detached house;
   (iii) 13.5 metres for a duplex;
   (iv) 13.5 metres for a triplex;
   (v) 30.0 metres for an apartment building; and
   (vi) a minimum of 27 metres in total for a townhouse building with 3 dwelling units, of which the minimum lot frontage for the middle dwelling unit is 7.5 metres; [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

(C) The lands must comply with exception 900.2.10(7); and

(D) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(832) Exception R 832

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 288 of former City of Toronto By-law 438-86; and

(B) On 6A Greenlaw Ave., former City of Toronto by-law 165-93.

(833) Exception R 833

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

Site Specific Provisions:

(A) On a lot along both sides of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., the minimum front yard setback is 10.5 metres;

(B) On a lot along the east side of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., and the west side of Avenue Rd., north of Heath St. W. to a point 46.5 metres south of Lonsdale Rd., and north of St. Clair Ave. W. to a point 59 metres south of Heath St. W., the minimum rear yard setback is 12.0 metres;

(C) On a lot along the west side of Avenue Rd., south of Lonsdale Rd. to a point 46.5 metres south of Lonsdale Rd., the minimum rear yard setback is 3.0 metres;

(D) On a lot along the west side of Avenue Rd., south from Heath St. W. to a point 59 metres south of Heath St. W., the minimum rear yard setback is 15.0 metres; and [TO: 438-86; 12 (2) 7]

(E) The lands must comply with exception 900.2.10(7);

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86;

(B) On the lands municipally known as 609 Avenue Rd., City of Toronto by-law 1428-2007(OMB); and

(C) On 619 Avenue Rd., former City of Toronto by-law 379-68.

(834) Exception R 834

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).
Prevailing By-laws and Prevailing Sections:

(B) Section 12(1) 116 of former City of Toronto By-law 438-86;
(C) Section 12(1) 233 of former City of Toronto By-law 438-86;
(D) On the lands municipally known as 108, 110, 112, 114, 116 and 118 Beverley St. in 1984, Section 12(1) 176 of former City of Toronto By-law 438-86;
(E) On or between the odd numbered addresses of 69-69E Grange Ave., former City of Toronto by-law 262-89;
(F) On 76 Grange Ave., 15 Larch St., former City of Toronto by-laws 646-87 and 659-89; and
(G) On 190 John St., former City of Toronto by-law 633-82.

(835) Exception R 835

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 116 of former City of Toronto By-law 438-86;
(B) Section 12(1) 233 of former City of Toronto By-law 438-86;
(C) Section 12(2) 256 of former City of Toronto By-law 438-86;
(D) Section 12(5)(h) of former City of Toronto By-law 438-86;
(E) On or between the even numbered addresses of 40-42 Baldwin St., the odd numbered addresses of 181-201A Beverley St., the odd numbered addresses of 201-203 Beverley St., the odd numbered addresses of 9-15 Cecil St., former City of Toronto by-laws 310-74, 342-74 and 38-75;
(F) On the lands municipally known as 136 Beverley St. in 1988, Section 12(2) 77 of former City of Toronto By-law 438-86;
(G) On 206 Beverley St., former City of Toronto by-law 20-72;
(H) On 38 Cecil St., former City of Toronto by-law 699-82;
(I) On the even numbered addresses of 30-36 D'Arcy St., former City of Toronto by-law 82-93;
(J) On 6 Henry St., former City of Toronto by-law 42-76; and
(K) On 125 Huron St., former City of Toronto by-law 9420.

(836) Exception R 836

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

Site Specific Provisions:

(A) A Tong House is a permitted use and for the purposes of this exception, a Tong House is defined as a building operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the basement and/or on the first floor portion thereof; and [TO: 438-86; 12 (1) 116]

(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 233 of former City of Toronto By-law 438-86.

(837) Exception R 837

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

Site Specific Provisions:

(A) On the lands, a parking facility is permitted, if:
(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
(ii) it has no more than 125% of the number of parking spaces required to be provided for the building on the lot; [TO: 438-86; 12 (2) 80]

(B) A Tong House is a permitted use and for the purposes of this exception, a Tong House is defined as a building operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the basement and/or on the first floor portion thereof; and [TO: 438-86; 12 (1) 116]

(C) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 233 of former City of Toronto By-law 438-86.

(838) Exception R 838
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the permitted maximum gross floor area of a residential building or structure may not exceed a floor space index of 1.5, unless 25% of the dwelling units on the lot are assisting housing units, in which case the maximum gross floor area may exceed the floor space index of 1.5; and [TO: 438-86; 12 (2) 92]

(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 116 of former City of Toronto By-law 438-86;
(B) Section 12(1) 233 of former City of Toronto By-law 438-86; and
(C) On 50 Stephanie St., former City of Toronto by-law 22752.

(839) Exception R 839
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 29, 31, 33, 35, 37, 39, 41, 43, and 45 Alvin Ave. in 1985, an office is permitted, if:
   (i) it is located in the basement or first floor of the residential building that existed on the lot in 1985;
   (ii) required parking spaces are provided on the lot or within 300 metres of the lot at a minimum rate of one space for 93 square metres of office use;
   (iii) no more than two parking spaces may be beyond the main front wall of the residential building; and
   (iv) any alteration to the front of the residential building does not alter its appearance as a detached house, semi-detached house, or townhouse; and [TO: 438-86; 12 (1) 127]

(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86;
(B) On 33 Alvin Ave., former City of Toronto by-law 114-75;
(C) On 35 Alvin Ave., former City of Toronto by-law 113-75;
(D) On 37 Alvin Ave., former City of Toronto by-law 112-75;
(E) On 39 Alvin Ave., former City of Toronto by-law 111-75;
(F) On 41 Alvin Ave., former City of Toronto by-law 558-86; and
(G) On 43 Alvin Ave., former City of Toronto by-law 52-79.

(840) Exception R 840
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
(B) On 349 Ontario St., former City of Toronto by-laws 237-69 and 287-69.

(841) Exception R 841
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an apartment building is not a permitted, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.;
(B) On the lands, a place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery in not a permitted use, unless the building or structure fronts on and gains its principal entrance from St. Clair Ave. W.; [TO: 438-86; 12 (2) 10]
(C) On the lands, a financial institution is permitted; and [TO: 438-86; 12(1) 15]
(D) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 2 of former City of Toronto By-law 438-86; and
(B) On 468 Avenue Rd., City of Toronto by-law 1103-06.

(843) Exception R 843
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 42 to 62 Shaftsbury Ave. in 1959, an office is permitted if it is located in a building that existed on the lot on June 29, 1959; and [TO: 438-86; 12(1) 21]
(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(844) Exception R 844
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7); and
(B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 22 of former City of Toronto By-law 438-86;
(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 119 of former City of Toronto By-law 438-86.
(845) **Exception R 845**

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

**Site Specific Provisions:**

(A) On the lands municipally known as 561 Avenue Rd. in 1959, a dining room and kitchen facility in conjunction with an **apartment building** that existed on the **lot** in 1959 is permitted, if:

- (i) the dining room and kitchen facility are located within the north-west portion of the first **storey** of the **apartment building**;
- (ii) the dining room and kitchen facility is completely contained within the **apartment building** with no direct access to the **street**;
- (iii) the dining room has an **interior floor area** that does not exceed 52 square metres;
- (iv) no signage or notice of the dining room is displayed on the exterior of the **apartment building**; and
- (v) a minimum of 10 **parking spaces** are provided on the **lot** that are exclusively used for patrons of the dining room and the spaces are clearly so designated; [TO: 438-86; 12 (1) 23]

(B) On a **lot** along both sides of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., the minimum **front yard setback** is 10.5 metres;

(C) On a **lot** along the east side of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., and the west side of Avenue Rd., north of Heath St. W. to a point 46.5 metres south of Lonsdale Rd., and north of St. Clair Ave. W. to a point 59 metres south of Heath St. W., the minimum **rear yard setback** is 12.0 metres;

(D) On a **lot** along the west side of Avenue Rd., south of Lonsdale Rd. to a point 46.5 metres south of Lonsdale Rd., the minimum **rear yard setback** is 3.0 metres;

(E) On a **lot** along the west side of Avenue Rd., south from Heath St. W. to a point 59 metres south of Heath St. W., the minimum **rear yard setback** is 15.0 metres; and [TO: 438-86; 12 (2) 7]

(F) The lands must comply with exception 900.2.10(7).

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

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(846) **Exception R 846**

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

**Site Specific Provisions:**

(A) On the lands, an **ancillary building** or **structure** is not permitted on a **lot** with a **lot frontage** of less than 4.57 metres; and [TO: 438-86; 12(2) 115]

(B) The lands must comply with exception 900.2.10(4).

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

(A) Section 12(5)(h) of former City of Toronto By-law 438-86; and

(B) On 34 Oxford St., former City of Toronto by-laws 566-76 and 567-76.

(847) **Exception R 847**

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

**Site Specific Provisions:**

(A) On the lands, an **ancillary building** or **structure** is not permitted on a **lot** with a **lot frontage** of less than 4.57 metres; and [TO: 438-86; 12(2) 115]

(B) The lands must comply with exception 900.2.10(4).

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

(A) Section 12(2) 56 of former City of Toronto By-law 438-86;

(B) Section 12(2) 240 of former City of Toronto By-law 438-86;
(C) On 55 Leonard Ave., former City of Toronto by-law 21004;
(D) On or between the even numbered addresses of 96-108 Nassau St., former City of Toronto by-law 21279;
(E) On or between the even numbered addresses of 112-114 Nassau St., former City of Toronto by-law 20-68; and
(F) On 69 Wales Ave., former City of Toronto by-laws 360-79 and 590-79.

(848) Exception R 848
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(5)(h) of former City of Toronto By-law 438-86;
(B) On 161R Brunswick Ave., 129 Harbord St., former City of Toronto by-law 287-93; and
(C) On 620 Spadina Ave., former City of Toronto by-laws 660-78 and 661-78.

(849) Exception R 849
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(5)(h) of former City of Toronto By-law 438-86;
(B) Former City of Toronto by-law 531-78;
(C) Former City of Toronto by-law 532-78;
(D) Former City of Toronto by-law 533-78;
(E) Former City of Toronto by-law 696-81;
(F) Former City of Toronto by-law 59-82;
(G) Former City of Toronto by-law 546-83;
(H) Former City of Toronto by-law 547-83;
(I) Former City of Toronto by-law 39-80;
(J) Former City of Toronto by-law 49-90; and
(K) On or between the even numbered addresses of 2-10 Fee Pl., 30 River St., and the even numbered addresses of 34-60 River St., 118 Sumach St., the odd numbered addresses of 81-111 Sumach St., the even numbered addresses of 92-116 Sumach St., the odd numbered addresses of 1-9 Wascana Ave., the odd numbered addresses of 11-23 Wascana Ave., the even numbered addresses of 2-42 Wascana Ave., and the odd numbered addresses of 25-39 Wascana Ave., former City of Toronto by-laws 284-72 and 204-79.

(850) Exception R 850
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(5)(h) of former City of Toronto By-law 438-86;
(B) Former City of Toronto by-law 531-78;
(C) Former City of Toronto by-law 532-78;
(D) Former City of Toronto by-law 533-78;
(E) Former City of Toronto by-law 39-80;
(F) Former City of Toronto by-law 696-81;
(G) Former City of Toronto by-law 59-82;
(H) Former City of Toronto by-law 546-83;
(I) Former City of Toronto by-law 547-83;
(J) Former City of Toronto by-law 49-90;
(K) On 465 Dundas St. E., former City of Toronto by-law 97-0105;
(L) On 101 Sackville St., the even numbered addresses of 108-130 Sackville St., the odd numbered addresses of 123-125 Sackville St., 134 Sackville St., the even numbered addresses of 136-138 Sackville St., 140 Sackville St., 325 Shuter St., the odd numbered addresses of 335-341 Shuter St., the odd numbered addresses of 343-423 Shuter St., 427 Shuter St., the odd numbered addresses of 429-445 Shuter St., 447 Shuter St., the odd numbered addresses of 15-37 Syndenham St., the even numbered addresses of 2-40 Syndenham St., the odd numbered addresses of 29-31 Tracy St., the even numbered addresses of 12-40 Trefann St., and the odd numbered addresses of 5-15 Trefann St., former City of Toronto by-laws 284-72 and 204-79; and
(M) On 427 Shuter St., 447 Shuter St., former City of Toronto by-law 94-0446.

(851) Exception R 851
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) On or between the even numbered addresses of 32-34A Amelia St., the even numbered addresses of 36-40 Amelia St., former City of Toronto by-law 154-90;
(B) On the even numbered addresses of 42-48 Amelia St., former City of Toronto by-law 419-75;
(C) On 255 Carlton St., former City of Toronto by-laws 377-74, 58-75, 228-80, 776-84;
(D) On or between the odd numbered addresses of 303-303R Carlton St., City of Toronto by-law 232-88;
(E) On 430 Gerrard St. E., former City of Toronto by-law 326-67;
(F) On the even numbered addresses of 6-16 St.James Crt., former City of Toronto by-laws 839-80 and 172-81;
(G) On 14 Spruce St., former City of Toronto by-laws 377-74, 58-75, 228-80, 776-84;
(H) On 388 Wellesley St. E., former City of Toronto by-law 583-75;
(I) On 390 Wellesley St. E., former City of Toronto by-laws 582-75 and 133-76;
(J) On 125 Winchester St., former City of Toronto by-law 109-75; and
(K) On 125 1/2 Winchester St., former City of Toronto by-law 110-75.

(852) Exception R 852
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) On 666 Spadina Ave., former City of Toronto by-law 20-69; and
(B) On 704 Spadina Ave., former City of Toronto by-law 841-80.

(853) Exception R 853
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) On 25 Augusta Ave.:
(i) a religious residence may be combined with other permitted uses on the lot;
(ii) a rooming house with no more than 16 rooms providing living accommodation, each having no less than 7.7 square metres of interior floor area, and a community centre, are permitted if they are operated by or on behalf of a non-profit organization; and
(iii) a minimum of 8 parking spaces is required, in total, for the religious residence, the rooming house, the community centre, and a day nursery.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 208 of former City of Toronto By-law 438-86;
(B) On 91 Augusta Ave., former City of Toronto by-law 60-67;
(C) On 165 Grange Ave., former City of Toronto by-law 164-71;
(D) On 77 Ryerson Ave., former City of Toronto by-law 163-71; and
(E) On 20 Vanauley St., former City of Toronto by-law 680-83.

(854) Exception R 854
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 233 of former City of Toronto By-law 438-86; and
(B) On 11 Sullivan St., former City of Toronto by-laws 100-80, 768-80, 769-80, and 837-80.

(855) Exception R 855
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Former City of Toronto by-law 515-76;
(B) Former City of Toronto by-law 576-76;
(C) Former City of Toronto by-law 677-76;
(D) Former City of Toronto by-law 24-77;
(E) Former City of Toronto by-law 614-77;
(F) Former City of Toronto by-law 391-78;
(G) Former City of Toronto by-law 478-78;
(H) Former City of Toronto by-law 664-78;
(I) Former City of Toronto by-law 812-78;
(J) Former City of Toronto by-law 889-78;
(K) Former City of Toronto by-law 373-79;
(L) Former City of Toronto by-law 615-79;
(M) Former City of Toronto by-law 884-79;
(N) Former City of Toronto by-law 61-80;
(O) Former City of Toronto by-law 879-80;
(P) Former City of Toronto by-law 116-82;
(Q) Former City of Toronto by-law 145-83;
(R) Former City of Toronto by-law 92-85;
(S) Former City of Toronto by-law 514-86; and
(856) Exception R 856
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) If the following building types are permitted on a lot, the minimum lot frontage is:
   (i) 5 metres if it has a detached house;
   (ii) 10 metres if it has a semi-detached house;
   (iii) 5 metres if it has a duplex;
   (iv) 5 metres if it has a triplex;
   (v) 10 metres if it has a fourplex; and
   (vi) 5 metres if it has a townhouse or apartment building.

Prevailing By-laws and Prevailing Sections:
(A) Former City of Toronto by-law 1996-0118.

(857) Exception R 857
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Former City of Toronto by-law 531-78;
(B) Former City of Toronto by-law 532-78;
(C) Former City of Toronto by-law 533-78;
(D) Former City of Toronto by-law 39-80;
(E) Former City of Toronto by-law 696-81;
(F) Former City of Toronto by-law 59-82;
(G) Former City of Toronto by-law 546-83;
(H) Former City of Toronto by-law 547-83;
(I) Former City of Toronto by-law 49-90; and
(J) On the odd numbered addresses of 449-463 Shuter St., former City of Toronto by-laws 284-72 and 204-79.

(858) Exception R 858
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Former City of Toronto by-law 531-78;
(B) Former City of Toronto by-law 532-78;
(C) Former City of Toronto by-law 533-78;
(D) Former City of Toronto by-law 39-80;
(E) Former City of Toronto by-law 696-81;
(F) Former City of Toronto by-law 59-82;
(G) Former City of Toronto by-law 546-83;
(H) Former City of Toronto by-law 547-83;
(I) Former City of Toronto by-law 49-90; and
(J) On 467 Shuter St., former City of Toronto by-law 94-0446.

(859) Exception R 859
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) On the even numbered addresses of 188-190 Carlton St., former City of Toronto by-law 514-93.

(860) Exception R 860
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 322 of former City of Toronto By-law 438-86;
(B) On the even numbered addresses of 40-100 Hazelton Ave., former City of Toronto by-law 192-69;
(C) On 41 Hazelton Ave., former City of Toronto by-law 18442;
(D) On 115 Hazelton Ave., former City of Toronto by-law 941-79;
(E) On 116 Hazelton Ave., former City of Toronto by-laws 17544, 17609, 19062, 19228, 19291, 20994, 21298, 21963, 22192, and 22906;
(F) On the odd numbered addresses of 11-13 New St., 15 New St., former City of Toronto by-law 63-76;
(G) On 1 Webster Ave., former City of Toronto by-law 192-69; and
(H) On 9 Webster Ave., former City of Toronto by-laws 192-69 and 22-75.

(862) Exception R 862
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 208 of former City of Toronto By-law 438-86;
(B) On 98 Trinity St., former City of Toronto by-law 803-84; and
(C) On 104 Trinity St., City of Toronto by-law 346-04.

(863) Exception R 863
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(5)(h) of former City of Toronto By-law 438-86;
(B) On 66 Collier St., former City of Toronto by-laws 313-71 and 241-72; and
(C) On 32 Park Rd., former City of Toronto by-laws 560-77 and 208-82.

(864) Exception R 864
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7); and
(B) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86;
(B) On 17 Pembroke St., former City of Toronto by-laws 407-77, 70-78 and 611-78; and
(C) On 23 Pembroke St., 200 Sherbourne St., 218 Sherbourne St., former City of Toronto by-laws 407-77 and 611-78.

(865) Exception R 865
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86;
(B) On 291 George St., former City of Toronto by-law 255-85;
(C) On or between the odd numbered addresses of 139-149 Gerrard St. E., the odd numbered addresses of 151-159 Gerrard St. E., the odd numbered addresses of 161-163 Gerrard St. E., the odd numbered addresses of 179-191 Gerrard St. E., 306 Sherbourne St., former City of Toronto by-law 21115;
(D) On 169 Gerrard St. E., former City of Toronto by-laws 21115 and 65-86;
(E) On 266 Sherbourne St., former City of Toronto by-law 237-70; and
(F) On 280 Sherbourne St., former City of Toronto by-laws 206-76, 389-76, and 422-76.

(868) Exception R 868
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
(B) On the even numbered addresses of 158-160 Strachan Ave., former City of Toronto by-law 417-76.

(869) Exception R 869
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86;
(B) On 575 Adelaide St. W., the odd numbered addresses of 645-653 Adelaide St. W., former City of Toronto by-laws 690-79, 586-80, 587-80 and 489-84;
(C) On the even numbered addresses of 618-654 Adelaide St. W., former City of Toronto by-law 690-79 and 583-80;
(D) On 788 Adelaide St. W., former City of Toronto by-law 560-87;
(E) On the odd numbered addresses of 49-57 Michener Crt., the even numbered addresses of 48-56 Michener Crt., former City of Toronto by-laws 690-79, 586-80, 587-80 and 489-84;
(F) On 241 Niagara St., former City of Toronto by-law 590-91;
(G) On 260 Niagara St., 774 Richmond St. W., former City of Toronto by-law 21026;
(H) On the odd numbered addresses of 75-101 Tecumseth St., former City of Toronto by-laws 690-79, 586-80, 587-80 and 489-84; and
(I) On the odd numbered addresses of 109-123 Tecumseth St., former City of Toronto by-law 690-79 and 583-80.

Exception R 870
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
(B) On 831 Richmond St. W., former City of Toronto by-laws 252-74, 399-74, 301-75 and 453-75.

Exception R 871
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) On 38 Earl St., being former City of Toronto by-law 408-81;
(C) On 123 Isabella St., former City of Toronto by-law 384-70;
(D) On the even numbered addresses of 164-166 Isabella St., former City of Toronto by-law 395-87;
(E) On 5 Selby St., former City of Toronto by-law 516-87; and
(F) On 582 Sherbourne St., by-laws 35-76 and 430-76-Section 12(5)(f), of former City of Toronto By-law 438-86.

Exception R 872
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) Section 12(5)(h) of former City of Toronto By-law 438-86;
(C) On 8 Irwin Ave., City of Toronto by-law 809-88;
(D) On 11 Irwin Ave., former City of Toronto by-law 551-77;
(E) On the even numbered addresses of 12-14 Irwin Ave., former City of Toronto by-law 733-79;
(F) On 13 Irwin Ave., the odd numbered addresses of 17-19 Irwin Ave., former City of Toronto by-law 810-88;  
(G) On or between the even numbered addresses of 8-12 St. Joseph St., former City of Toronto by-law 328-88; and  
(H) On 14 St. Joseph St., former City of Toronto by-laws 616-77 and 617-77.

(873) **Exception R 873**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**  
(A) The lands must comply with exception 900.2.10(4).

**Prevailing By-laws and Prevailing Sections:**  
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;  
(B) Section 12(5)(h) of former City of Toronto By-law 438-86; and  
(C) On 159 Bleecker St., former City of Toronto by-laws 377-77 and 378-77.

(874) **Exception R 874**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**  
(A) The lands must comply with exception 900.2.10(4);  
(B) On a lot, a tourist home is permitted; and  
(C) Any lot used as a tourist home must provide one parking space for the principal dwelling unit on the lot if such parking space existed on the lot either prior to or during the use of the building as a tourist home.

**Prevailing By-laws and Prevailing Sections:**  
(A) Section 12(5)(h) of former City of Toronto By-law 438-86;  
(B) On 71 Charles St. E., 589 Church St., 72 Isabella St., former City of Toronto by-laws 506-77 and 507-77;  
(C) On 77 Charles St. E., former City of Toronto by-law 580-89;  
(D) On the odd numbered addresses of 99-103 Charles St. E., 568 Jarvis St. City of Toronto by-law 577-09;  
(E) On 561 Church St., former City of Toronto by-laws 26-76 and 28-76;  
(F) On the odd numbered addresses of 577-585 Church St., the even numbered addresses of 86-96 Gloucester St., 79 Isabella St., former City of Toronto by-law 28-76;  
(G) On 19 Dundonald St., former City of Toronto by-law 532-83;  
(H) On 36 Dundonald St., former City of Toronto by-law 363-80; and  
(I) On the even numbered addresses of 90-92 Isabella St., former City of Toronto by-laws 362-78 and 363-78.

(875) **Exception R 875**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**  
(A) The lands must comply with exception 900.2.10(4).

**Prevailing By-laws and Prevailing Sections:**  
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 208 of former City of Toronto By-law 438-86;  
(C) On 26 Alexander St., former City of Toronto by-laws 22303 and 35-74; and  
(D) On 25 Maitland St., former City of Toronto by-laws 511-82 and 277-85.

(876) **Exception R 876**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 556 Sherbourne St., former City of Toronto by-law 261-68.

(877) Exception R 877
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 172 Carlton St., former City of Toronto by-law 334-81.

(878) Exception R 878
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 56 Wellesley St. E., former City of Toronto by-law 443-84.

(879) Exception R 879
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and

(880) Exception R 880
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 15 Dundonald St., former City of Toronto by-law 22654; and
(C) On 22 Wellesley St. E., City of Toronto by-law 454-03.
Exception R 881
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) On 54 Aberdeen Ave., former City of Toronto by-law 234-69; and
(C) On 253 Wellesley St. E., former City of Toronto by-law 326-87.

Exception R 882
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) On 30 Gloucester St. and 33 Isabella St., former City of Toronto by-laws 188-68 and 310-69.

Exception R 883
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) On 40 Alexander St. and 70 Alexander St., former City of Toronto by-laws 21950 and 537-93.

Exception R 884
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) On 20 St. Joseph St., former City of Toronto by-laws 31-84 and 275-84;
(C) On 22 St. Joseph St., former City of Toronto by-law 464-85; and
(D) On 26 St. Joseph St., former City of Toronto by-law 742-85.

Exception R 885
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) On 1055 Bay St., former City of Toronto by-law 329-85; and
(C) On 5 Inkerman St., 44 Irwin Ave., former City of Toronto by-laws 693-78 and 329-85.

(886) Exception R 886
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) The minimum front yard setback is 6.0 metres.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) Section 12(5)(h) of former City of Toronto By-law 438-86; and
(C) On the odd numbered addresses of 25-27B Wellesley St. E., former City of Toronto by-law 758-78.

(887) Exception R 887
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4); and
(B) The minimum front yard setback is 6.0 metres.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 380 Sherbourne St., former City of Toronto by-law 21280.

(888) Exception R 888
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) An apartment building is a permitted building type, if:
   (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
   (ii) the building lot coverage does not exceed 50%;
   (iii) the building setback to the side lot lines is no less than 3.0 metres;
   (iv) the building setback to the front lot line is no less than 6.0 metres; and
   (v) parking for an apartment building must be provided at a minimum rate of 1.0 parking spaces for each two dwelling units; and [TO: 438-86; 12(1) 25]
(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) On 275 Bleecker St., former City of Toronto by-law 478-91; and
(C) On 240 Wellesley St. E., former City of Toronto by-laws 22947 and 23087.

(889) Exception R 889
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 116 of former City of Toronto By-law 438-86.
(B) Section 12(1) 233 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(890) Exception R 890
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the main pedestrian entrance access to any non-residential use must be from King St. W.; and
[TO: 438-86; 12(2) 169]
(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86;
(B) Section 12(1) 288 of By-law 438-86;
(C) Former City of Toronto by-law 97-0521; and
(D) On 25 Massey St., former City of Toronto by-laws 694-86 and 96-0513.

(891) Exception R 891
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86;
(B) Section 12(5)(h) of former City of Toronto By-law 438-86;
(C) On 250 Davenport Rd., former City of Toronto by-laws 22637, 22904, 23047, and 66-74; and
(D) On 142 Pears Ave., former City of Toronto by-laws 276-77 and 277-77.

(892) Exception R 892
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On 10 Alex Mews, 10R Alex Mews, 12 Alex Mews, 12R Alex Mews, the even numbered addresses of 14-16 Alex Mews, 16R Alex Mews, 18 Alex Mews, 18R Alex Mews, 2 Alex Mews, 20 Alex Mews, 20R Alex Mews, the even numbered addresses of 22-24 Alex Mews, 24R Alex Mews, 2R Alex Mews, 4 Alex Mews, 4R Alex Mews, the even numbered addresses of 6-8 Alex Mews, 8R Alex Mews, 100 Marlborough Ave., the even numbered addresses of 20-36 Marlborough Ave., 50 Marlborough Ave., 1172 Yonge St., former City of Toronto by-law 191-72;
(B) On the odd numbered addresses of 121-123 Marlborough Ave., former City of Toronto by-law 379-73; and
(C) On the lands known in 1995 as 20 Marlborough Ave., former City of Toronto by-law 96-0334 clause 5.(1) and (2).

(893) Exception R 893
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 793 Spadina Rd. in 1992, a vehicle fuel station is permitted; and [TO: 438-86; 12 (1) 314]

(B) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 271 of former City of Toronto By-law 438-86;

(B) On the lands municipally known as 653 Eglinton Ave. W. in 1982 and 1989, Section 12(1) 324 of former City of Toronto By-law 438-86;

(C) On 45 Gardiner Rd. and 800 Spadina Rd., Section 12(2) 271 former City of Toronto of By-law 438-86; and

(D) On 800 Spadina Rd., former City of Toronto by-laws 258-89 and 507-82.

(894) Exception R 894
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

(A) On 19 Lower Village Gate, the even numbered addresses of 18-20 Lower Village Gate, 15 Relmar Gdns., former City of Toronto by-law 330-82.

(895) Exception R 895
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 364 of former City of Toronto By-law 438-86;

(B) On the odd numbered addresses of 3-11 Ice Cream Lane, the even numbered addresses of 2-12 Ice Cream Lane, 1 Trent Ave., 1A Trent Ave., 3 Trent Ave., City of Toronto by-law 826-00; and

(C) On or between the odd numbered addresses of 5-29 Trent Ave., City of Toronto by-law 1106-01.

(896) Exception R 896
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, an apartment building, duplex, triplex, or townhouse is not a permitted building type, unless:

   (i) the lot frontage is greater than 8.5 metres or the lot legally existed on January 11, 1988; and

   (ii) the required parking space is provided in a garage or area on the lot; and [TO: 438-86; 12(2) 192]

(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and

(B) On 33 Jackes Ave., former City of Toronto by-law 441-86.

(897) Exception R 897
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86;

(B) On the odd numbered addresses of 55-135 Bleecker St., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 154-82, 525-82, and 740-04;

(C) On the even numbered addresses of 484-508A Ontario St., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 154-82, 525-82, and 740-04; and

(D) On the even numbered addresses of 550-584 Ontario St., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 154-82, 525-82, and 740-04; and


(898) Exception R 898

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

Site Specific Provisions:

(A) On a lot, parking spaces for the permitted uses must be provided on the lot, if:

(i) no parking space is within 6.0 metres of the lot line abutting Shuter St.; and

(ii) an minimum of 3 parking spaces for every 4 dwelling units are provided;

(B) For the purposes of this provision, the area that this exception pertains to is considered to be one lot; and [TO: 438-86; 12(1) 46]

(C) The minimum parking rate for a building used for assisted housing is 0.3 parking spaces for each dwelling unit.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 46 of former City of Toronto By-law 438-86;

(B) Section 12(1) 66 of former City of Toronto By-law 438-86; and

(C) On 155 Sherbourne St., former City of Toronto by-laws 22956 and 22994.

(899) Exception R 899

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86;

(B) Section 12(5)(h) of former City of Toronto By-law 438-86; and

(C) On the even numbered addresses of 102-142 Dupont St., former City of Toronto by-laws 515-77, 516-77, and 529-82.

(900) Exception R 900

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

Site Specific Provisions:

(A) On the lands municipally known as 140 Madison Ave. in 1983, a nursing home, residential care home, retirement home, or seniors community house are permitted if the building or additions to the building comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 250]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86;
(B) On 96 and 96A Admiral Rd., former City of Toronto by-law 100-82;
(C) On the odd numbered addresses of 395-397 Brunswick Ave., the odd numbered addresses of 399-403 Brunswick Ave., City of Toronto by-law 397-00;
(D) On 8 Dalton Rd., former City of Toronto by-law 157-69;
(E) On 81 Madison Ave., former City of Toronto by-law 622-91;
(F) On 93 Madison Ave., former City of Toronto by-law 198-85;
(G) On 133 Madison Ave., former City of Toronto by-law 299-84;
(H) On 187 Madison Ave., former City of Toronto by-law 10-87;
(I) On the lands municipally known as 316-318 St. George St. in 1987, Section 12(1) 255 of former City of Toronto By-law 438-86;
(J) On 169 Spadina Rd., former City of Toronto by-law 11-87;
(K) On 97 Walmer Rd., City of Toronto by-law 1091-05, as amended; and [ By-law: 97-2016 ]
(L) On 99 Walmer Rd., former City of Toronto by-law 622-91 and City of Toronto by-law 1091-05, as amended. [ By-law: 97-2016 ]

(901) Exception R 901
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On 56 and 58 Spadina Rd. a post-secondary school is permitted; and
(B) Despite 200.5.10.1(1) and 230.5.10.1(1) no parking space or bicycle parking space is required for a post-secondary school. [ By-law: 0559-2014 (OMB PL130592) ]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86; and
(B) former City of Toronto By-law 622-91 and City of Toronto by-law 1091-05. [ By-law: 0559-2014 (OMB PL130592) ]
(B) former City of Toronto by-law 622-91 and City of Toronto by-law 1091-05, as amended. [ By-law: 97-2016 ]

(902) Exception R 902
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86;
(B) On 206 ST George St., former City of Toronto by-law 409-78; and
(C) On 212 ST George St., former City of Toronto by-law 302-75.

(903) Exception R 903
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86; and
(B) On 43 Chicora Ave., former City of Toronto by-law 552-78.

(904) Exception R 904
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** abutting Bayview Ave. is 4.87 metres. [TO: 438-86; 12(2) 278]

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

(A) On 50 Cornwall St., former City of Toronto by-laws 234-83 and 457-83; and

(B) On 210 Oak St., the even numbered addresses of 220-230 Oak St., former City of Toronto by-laws 22846, 23046 and 783-78.

(905) **Exception R 905**

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

**Site Specific Provisions:**

(A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; [TO: 438-86; 12(2) 142]

(B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:

(i) 13.5 metres for a **detached house**;

(ii) 9.0 metres for each **dwelling unit** in a **semi-detached house**;

(iii) 13.5 metres for a **duplex**;

(iv) 13.5 metres for a **triplex**;

(v) 30.0 metres for an **apartment building**; and

(vi) a minimum of 27 metres in total for a **townhouse building** with 3 **dwelling units**, of which the minimum **lot frontage** for the middle **dwelling unit** is 7.5 metres; and [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

(C) On the lands municipally known as 31 and 33 Oriole Rd. in 1988, 37 and 37A Gormley Ave. in 1988, 32 and 34 Duggan Ave. in 1981, 30 and 32 Lonsdale Rd. in 1983, 39 Oriole Rd. in 1983, and 41 Oriole Rd. in 1983, the minimum **lot frontage** for a **dwelling unit** in a **semi-detached house** may be less than is required in (B)(ii) above. [TO: 438-86; 12(1) 241]

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

(A) Section 12(1) 355 of former City of Toronto By-law 438-86;

(B) Section 12(2) 262 former City of Toronto by-law 438-86;

(C) On the even numbered addresses of 32-34 Duggan Ave., former City of Toronto by-law 527-82;

(D) On the even numbered addresses of 2-4 Gormley Ave., the former City of Toronto by-law 574-79;

(E) On 17 Gormley Ave., former City of Toronto by-law 39-77;

(F) On the odd numbered addresses of 37-37A Gormley Ave., former City of Toronto by-law 527-82;

(G) On the even numbered addresses of 120-150 Lawton Blvd., the former City of Toronto by-law 574-79;

(H) On 30 and 32 Lonsdale Rd., former City of Toronto by-laws 527-82 and 194-83;

(I) On the lands municipally known as 65 and 67 Oriole Gardens in 1990, Section 12 (2) 233 of former City of Toronto By-law 438-86;

(J) On the odd numbered addresses of 31-33 Oriole Rd., former City of Toronto by-law 527-82; and

(K) On 39 Oriole Rd., the odd numbered addresses of 41A-41B Oriole Rd., former City of Toronto by-laws 527-82 and 464-83.

(906) **Exception R 906**

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

**Site Specific Provisions:**

(A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**. [TO: 438-86; 12(2) 142]

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

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and

(B) On the odd numbered addresses of 111-145 Lawton Blvd., former City of Toronto by-law 574-79.

(907) **Exception R 907**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the minimum rear yard setback of the building is 12.0 metres;
(B) A minimum of 7.5 metres of the rear yard, as measured from the rear lot line, must be used for soft landscaping; and [TO: 438-86; 12 (2) 16]
(C) A maximum of three attached dwelling units are permitted in a townhouse building. [TO: 438-86; 12(2) 142]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) On 10 Delisle Ave., City of Toronto by-law 104-01.

(908) Exception R 908
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, an apartment building, duplex, triplex, or townhouse is not a permitted building type, unless:
(i) the lot frontage is greater than 8.5 metres or the lot legally existed on January 11, 1988; and
(ii) the required parking space is provided in a garage or area on the lot; and [TO: 438-86; 12(2) 192]
(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) On 16 Summerhill Ave., former City of Toronto by-laws 167-68, 235-68, and 331-67.

(909) Exception R 909
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86;
(B) On 10 Avoca Ave., former City of Toronto by-law 251-67;
(C) On 21 Pleasant Blvd., former City of Toronto by-law 22740;
(D) On 40 Rosehill Ave., former City of Toronto by-law 599-82;
(E) On 50 Rosehill Ave., City of Toronto by-law 589-05; and
(F) On 70 Rosehill Ave., former City of Toronto by-laws 645-76, 64-80, and 65-80.

(910) Exception R 910
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 144 of former City of Toronto By-law 438-86;
(B) Section 12(2) 262 of former City of Toronto By-law 438-86;
(C) Section 12(2) 265 of former City of Toronto By-law 438-86;
(D) Section 12(2) 326 of former City of Toronto By-law 438-86;
(E) On 70 Shaftesbury Ave., former City of Toronto by-law 395-76;
(F) On 15 Summerhill Ave., former City of Toronto by-law 286-83; and
(G) On 95 Summerhill Ave., former City of Toronto by-laws 835-80 and 333-81.

(911) Exception R 911
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86;
(B) Section 12(2) 325 of former City of Toronto By-law 438-86;
(C) Section 12(2) 326 of former City of Toronto By-law 438-86; and
(D) On 80 St. Clair Ave. E., former City of Toronto by-laws 285-67 and 100-68.

(912) Exception R 912
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On 25 Broadway Ave., City of Toronto by-law 817-07;
(D) On 88 Broadway Ave., City of Toronto by-law 1109-04;
(E) On 107 Broadway Ave., former City of Toronto by-law 165-69;
(F) On 15 Erskine Ave., former City of Toronto by-law 195-67;
(G) On or between the odd numbered addresses of 133-141 Erskine Ave., the odd numbered addresses of 165-171 Erskine Ave., former City of Toronto by-law 20904;
(H) On the even numbered addresses of 140-144 Redpath Ave., City of Toronto by-law 49-02;
(I) On 177 Redpath Ave., former City of Toronto by-law 165-69;
(J) On 188 Redpath Ave., City of Toronto by-law 360-98;
(K) On 241 Redpath Ave., former City of Toronto by-law 20904;
(L) On 70 Roehampton Ave., City of Toronto by-law 817-2007;
(M) On the even numbered addresses of 150-152 Roehampton Ave., City of Toronto by-laws 732-2005, and 6-2006(OMB); and
(N) On 200 Roehampton Ave., former City of Toronto by-law 165-69.

(913) Exception R 913
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]

(B) The minimum lot frontage for a lot with a detached house is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On 22 Balliol St., former City of Toronto by-laws 113-70 and 798-85;
(D) On 185 Balliol St., former City of Toronto by-law 365-67;
(E) On 200 Balliol St., City of Toronto by-law 805-04;
(F) On 33 Davisville Ave., former City of Toronto by-laws 22535 and 113-70;
(G) On or between the odd numbered addresses of 87-107 Davisville Ave., former City of Toronto by-law 22535;
(H) On 141 Davisville Ave., former City of Toronto by-law 365-67; and
(I) On or between the odd numbered addresses of 223-225 Davisville Ave., former City of Toronto by-law 22535.

(914) Exception R 914
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]

(B) The minimum lot frontage for a lot with a detached house is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On 18 Brownlow Ave., City of Toronto by-laws 22036 and 1280-07, and City of Toronto by-law 267-08;
(D) On 55 Brownlow Ave., former City of Toronto by-law 22034;
(E) On 45 Dunfield Ave., former City of Toronto by-laws 22418 and City of Toronto by-law 546-02;
(F) On 77 Dunfield Ave., City of Toronto by-law 546-02;
(G) On 11 Lillian St., former City of Toronto by-law 201-80;
(H) On the lands municipally known as the even numbered addresses of 66 - 72 Redpath Ave., City of Toronto by-law 714-2005; and
(I) On 158 Soudan Ave., former City of Toronto by-law 162-75.

(915) Exception R 915
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On or between the odd numbered addresses of 195-221 Davisville Ave., and on or between the odd numbered addresses of 77-85 and 109 to 111 Davisville Ave., former City of Toronto by-law 22535.

(916) Exception R 916
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On 88 Erskine Ave., former City of Toronto by-laws 362-67, 400-67, and 483-79; and
(D) On 160 Erskine Ave., former City of Toronto by-laws 362-67, 400-67, and 483-79.

Exception R 917
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]
(B) The minimum lot frontage for a lot with a detached house is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On 45 Balliol St. and 155 Balliol St., former City of Toronto by-law 22120.

Exception R 918
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On 345 Merton St., former City of Toronto by-law 22269.

Exception R 919
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]
(B) The minimum lot frontage for a lot with a detached house is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On or between the odd numbered addresses of 221-265 Balliol St., former City of Toronto by-law 22290.
(920) **Exception R 920**

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

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On or between the even numbered addresses of 108-128 Balliol St., 200 Balliol St., the even numbered addresses of 216-240 Balliol St., former City of Toronto by-law 22535.

(921) **Exception R 921**

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

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On 88 Redpath Ave., City of Toronto by-law 833-02;
(D) On the lands municipally known as 88 Redpath Ave. in 1988, Section 12(2) 37 of former City of Toronto By-law 438-86;
(E) On the lands municipally known as 88 Redpath Ave. in 1988, Section 12(2) 38 of former City of Toronto By-law 438-86; and
(F) On 108 Redpath Ave., former City of Toronto by-laws 325-69 and 94-0312.

(922) **Exception R 922**

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

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86;
(B) Section 12(2) 326 of former City of Toronto By-law 438-86;
(C) On 45A Alvin Ave., the odd numbered addresses of 35-51 Heath St. E., the even numbered addresses of 38-64 Heath St. E., the even numbered addresses of 66-70 Heath St. E., former City of Toronto by-law 670-80;
(D) On 57 Alvin Ave., former City of Toronto by-law 44-86;
(E) On 12 Glen Elm Ave., City of Toronto by-law 394-06; and
(F) On 30 Glen Elm Ave., former City of Toronto by-law 623-76.

(924) **Exception R 924**

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

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
(D) On 7 Broadway Ave., 2345 Yonge St., former City of Toronto by-law 709-86.

(926) Exception R 926

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

Site Specific Provisions:

(A) On the lands, no window of a building facing Pleasant Blvd. may display goods or advertising; and [TO: 438-86; 12 (2) 30]
(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86;
(B) Section 12(2) 267 of former City of Toronto By-law 438-86; and
(C) On 40 Pleasant Blvd., former City of Toronto by-laws 21699, 21670 and 89-68.

(927) Exception R 927

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 303 of former City of Toronto By-law 438-86; and
(B) On the even numbered addresses of 170-198 Brandon Ave., the odd numbered addresses of 1111-1193 Lansdowne Ave., 1195 Lansdowne Ave., the odd numbered addresses of 1197-1201 Lansdowne Ave., the even numbered addresses of 808-920 St. Clares Ave., former City of Toronto by-law 96-0276.

(929) Exception R 929

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

Site Specific Provisions:

(A) On the lands municipally known as 5 Austin Terrace in 1983, a day nursery, a library, a private school, a retirement home, a religious residence, an office, a nursing home, hospice care home, or a residential care home are permitted if:
   (i) they are located in the building that existed on the lot on July 11, 1983;
   (ii) there is no increase in floor area of the building that existed on the lot on July 11, 1983; and
   (iii) all other regulations of this By-law are complied with; [TO: 438-86; 12 (1) 261]
(B) A dwelling unit is only permitted in a detached house or a duplex; and for a duplex, the following also applies:
   (i) a duplex may be attached to one other duplex on an adjacent lot in the same zone; and
   (ii) the minimum side yard setback for a duplex or for the exterior of two attached duplex residential buildings is 3.0 metres. [TO: 438-86; 6(1)(f)(a)(i)] and [TO: 438-86; 6(3) PART II 3. D.] and [TO: 438-86; 12 (2) 50]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 50 of former City of Toronto By-law 438-86;
(B) Section 12(2) 323 of former City of Toronto By-law 438-86;
(C) On 121 East Liberty St., the even numbered addresses of 128-132 East Liberty St., 132R East Liberty St., 45 East Liberty St., the even numbered addresses of 90-120 Lyndhurst Ave., the even numbered addresses of 14-20 Strachan Ave., City of Toronto by-law 566-00;
(D) On 20R Connable Dr., 22 Connable Dr., the even numbered addresses of 6-20 Connable Dr., the odd numbered addresses of 153-169 Lyndhurst Ave., 169R Lyndhurst Ave., former City of Toronto by-laws 365-75, 416-75, and 489-75; and
(E) On or between the odd numbered addresses of 183-187 Lyndhurst Ave., former City of Toronto by-law 295-79.

(930) Exception R 930
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]
(B) The minimum lot frontage for a lot with a detached house is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']
(C) Despite regulation 10.10.80.40(1), a vehicle entrance through the front main wall of a residential building, other than an ancillary building, is not permitted; and [ By-law: 1426-2017 ]
(D) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without main walls, such as a deck or balcony, attached to or within 0.3 metres of the rear main wall of a residential building and at a height greater than 1.2 metres above established grade, must comply with the following:
   (i) the maximum area of the platform is 4.0 square metres;
   (ii) the minimum side yard setback of the platform is 1.8 metres; and
   (iii) may not encroach into the required rear yard setback. [ By-law: 1426-2017 ]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 63 of former City of Toronto By-law 438-86;
(B) Section 12(2) 118 of former City of Toronto By-law 438-86;
(C) Section 12(2) 119 of former City of Toronto By-law 438-86;
(D) On the odd numbered addresses of 61-65 Petman Ave., former City of Toronto by-law 354-73; and

(931) Exception R 931
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On lands municipally known as 84 Davisville Ave. in 1984, a retirement home maintained by the Salvation Army is permitted, if:
   (i) the building setback from the lot line that abuts Millwood Rd. is a minimum of 30.0 metres; and
   (ii) no driveway to the lot is provided by way of Millwood Rd.; [TO: 438-86; 12(1) 40]
(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]
(C) The minimum lot frontage for a lot with a detached house is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']
(D) Despite regulation 10.10.80.40(1), a vehicle entrance through the front main wall of a residential building, other than an ancillary building, is not permitted; and [ By-law: 1426-2017 ]
(E) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without main walls, such as a deck or balcony, attached to or within 0.3 metres of the rear main wall of a residential building and at a height greater than 1.2 metres above established grade, must comply with the following:
(i) the maximum area of the platform is 4.0 square metres;
(ii) the minimum side yard setback of the platform is 1.8 metres; and
(iii) may not encroach into the required rear yard setback. [By-law: 1426-2017]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86;
(B) Section 12(2) 118 of former City of Toronto By-law 438-86;
(C) Section 12(2) 119 of former City of Toronto By-law 438-86;
(D) On 21 Hillsdale Ave. E. and 12-20 Manor Road, former City of Toronto By-law 809-84 and City of Toronto By-law 607-1998.
(E) On 32 Hillsdale Ave. E., former City of Toronto by-law 518-83;
(F) On the even numbered addresses of 12-16 Manor Rd. E., former City of Toronto by-law 809-84;
(G) On 168 Manor Rd. E., former City of Toronto by-law 165-75; and
(H) On 170 Manor Rd. E., City of Toronto by-law 543-04. [By-law: 1675-2013]

(933) Exception R 933
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An apartment building is not a permitted building type; and [TO: 438-86; 12 (2) 8]
(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 20-74 Bowood Ave., the odd numbered addresses of 21-87 Bowood Ave., former City of Toronto by-law 136-77;
(B) On 248 Ranleigh Ave., former City of Toronto by-law 603-86; and
(C) On or between the odd numbered addresses of 207-217 Roslin Ave., City of Toronto by-law 106-01.

(934) Exception R 934
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An apartment building is not a permitted building type. [TO: 438-86; 12 (2) 8]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 269 of former City of Toronto By-law 438-86.

(935) Exception R 935
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7); and
(B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) On 54 Foxbar Rd., former City of Toronto by-law 121-82.

(937) Exception R 937
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

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

Site Specific Provisions:
  (A) The lands must comply with exception 900.2.10(7); and
  (B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(938) Exception R 938
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The lands must comply with exception 900.2.10(7); and
  (B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:
  (A) On 61 Main St., former City of Toronto by-law 455-85.

(940) Exception R 940
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The maximum building length is 14.0 metres; [TO: 438-86; 12(2) 112]
  (B) The lands must comply with exception 900.2.10(7); and
  (C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
  (B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(941) Exception R 941
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
  (B) The lands must comply with exception 900.2.10(7); and
  (C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
  (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
  (C) On 890 Mount Pleasant Rd., former City of Toronto by-laws 22719, 22804, 803-78, and 429-80;
  (D) On 808 Mount Pleasant Rd., former City of Toronto by-law 389-83; and
  (E) On 900 Mount Pleasant Rd., City of Toronto by-law 920-03.

(942) Exception R 942
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) The lands must comply with exception 900.2.10(7);

(C) An office is permitted; and [TO: 438-86; 6(1)(f)(b)(iv)]

(D) The minimum lot frontage for a lot with a detached house is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86;

(C) On or between the odd numbered addresses of 106-108 Banff Rd. and the even numbered addresses of 500-518 Eglinton Ave. E., former City of Toronto by-law 200-80;

(D) On or between the odd numbered addresses of 12 Bruce Park Ave., the even numbered addresses of 538-550 Eglinton Ave. E., 1 Walder Ave., former City of Toronto by-law 326-80; and

(E) On 398 Eglinton Ave. E., former City of Toronto by-law 94-0183.

(943) Exception R 943

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

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) The lands must comply with exception 900.2.10(7);

(C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86;

(B) Section 12(2) 263 of former City of Toronto By-law 438-86; and

(C) On 595 Eglinton Ave. E., former City of Toronto by-law 96-0145.

(944) Exception R 944

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

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) The lands must comply with exception 900.2.10(7); and

(C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86;

(B) Section 12(2) 263 of former City of Toronto By-law 438-86; and

(C) On 29 Pleasant Blvd., former City of Toronto by-law 208-72.

(946) Exception R 946

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

Site Specific Provisions:
(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]

(B) On the lands, an office of a physician or dentist is permitted, subject to the conditions that:
   (i) it is located in the basement or on the first floor of a detached dwelling that such physician or dentist uses as their private residence; and
   (ii) the principal entrance is from Bathurst St.; [TO: 438-86; 12(2) 274]

(C) The lands must comply with exception 900.2.10(5); and

(D) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 12.0 metres for a detached house;
   (ii) 7.5 metres for each dwelling unit in a semi-detached house; and
   (iii) 15.0 metres for a duplex. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 365 of former City of Toronto By-law 438-86; and
(B) On the lands municipally known as 1733-1735 Bathurst St. in 1988, Section 12(1) 325 of former City of Toronto By-law 438-86.

(947) Exception R 947
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]

(B) On the lands, an office of a physician or dentist is permitted, subject to the conditions that:
   (i) it is located in the basement or on the first floor of a detached dwelling that such physician or dentist uses as their private residence; and
   (ii) the principal entrance is from Bathurst St.; and [TO: 438-86; 12(2) 274]

(C) The lands must comply with exception 900.2.10(5).

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

(948) Exception R 948
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On or between the odd numbered addresses of 573-607 Roehampton Ave., former City of Toronto by-law 154-74.

(949) Exception R 949
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum building length is 14.0 metres; [TO: 438-86; 12(2) 112]
(B) The lands must comply with exception 900.2.10(5);
(C) Despite (B), a maximum of three dwelling units are permitted in a townhouse; [TO: 438-86; 12(1)68 (a)]
(D) Despite (B) and (C), the use of a lot for dwelling units in a triplex, fourplex or apartment building is permitted if the lot was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
(E) Despite (B) and (C) the use of a lot for dwelling units in a triplex, fourplex or apartment building built after October 11, 1977 is permitted if the same building type existed on the lot on October 11, 1977; and [TO: 438-86; 12(1)68 (d) (ii)]
(F) A detached house may be converted to contain two or more secondary suites in compliance with Section 150.10 if the building has a minimum interior floor area of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On the lands municipally known as 85 Craighurst Ave. in 1978, Section 12(1) 68(e);
(D) On the lands municipally known as 31 St. Clements Ave. in 1998, Section 12(1) 442 of former City of Toronto By-law 438-86;
(E) On the lands municipally known as 575-583 Duplex Ave. in 2004, Section 12(2) 337 of former City of Toronto By-law 438-86;
(F) On the even numbered addresses of 42-44 Roselawn Ave., former City of Toronto by-law 615-78; and
(G) On 168 Rosewell Ave., former City of Toronto by-law 636-77.

(951) Exception R 951
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum building length is 14.0 metres; [TO: 438-86; 12(2) 112]
(B) The lands must comply with exception 900.2.10(5);
(C) Despite (B), a maximum of three dwelling units are permitted in a townhouse; [TO: 438-86; 12(1)68 (a)]
(D) Despite (B) and (C), the use of a lot for dwelling units in a triplex, fourplex or apartment building is permitted if the lot was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
(E) Despite (B) and (C) the use of a lot for dwelling units in a triplex, fourplex or apartment building built after October 11, 1977 is permitted if the same building type existed on the lot on October 11, 1977; and [TO: 438-86; 12(1)68 (d) (ii)]
(F) A detached house may be converted to contain two or more secondary suites in compliance with Section 150.10 if the building has a minimum interior floor area of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On 218 Roselawn Ave., former City of Toronto by-law 689-78; and
(D) On 224 Roselawn Ave., former City of Toronto by-law 457-81.

(952) Exception R 952
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) The lands must comply with exception 900.2.10(5); and
(C) The minimum lot frontage for a lot with one of the following residential building types is:
(i) 12.0 metres for a detached house;
(ii) 9.0 metres for each dwelling unit in a semi-detached house; and
(iii) 12.0 metres for a duplex. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 326 of former City of Toronto By-law 438-86.

(953) Exception R 953
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) The lands must comply with exception 900.2.10(5); and
(C) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 12.0 metres for a detached house;
   (ii) 9.0 metres for each dwelling unit in a semi-detached house; and
   (iii) 12.0 metres for a duplex. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(954) Exception R 954
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) The lands must comply with exception 900.2.10(5); and
(C) Despite (B), a maximum of three dwelling units are permitted in a townhouse; [TO: 438-86; 12(1)68 (a)]
(D) Despite (B) and (C), the use of a lot for dwelling units in a townhouse, triplex, fourplex or apartment building is permitted if the lot was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
(E) Despite (B) and (C) the use of a lot for dwelling units in a townhouse, triplex, fourplex or apartment building built after March 13, 1978 is permitted if the same building type existed on the lot on March 13, 1978; and [TO: 438-86; 12(1)68 (d) (ii)]
(F) A detached house may be converted to contain two or more secondary suites in compliance with Section 150.10 if the building has a minimum interior floor area of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On 88 Keewatin Ave. and 1015R Mount Pleasant Rd., former City of Toronto by-laws 598-78, 728-78 and 326-80;
(D) On the even numbered addresses of 260-416 Keewatin Ave., former City of Toronto by-laws 375-78 and 716-78; and
(E) On 13 Sherwood Lane, former City of Toronto by-laws 728-78 and 326-80.

(955) Exception R 955
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) The lands must comply with exception 900.2.10(5);

(C) Despite (B), a maximum of three dwelling units are permitted in a townhouse; [TO: 438-86; 12(1)68 (a)]

(D) Despite (B) and (C), the use of a lot for dwelling units in a townhouse, triplex, fourplex or apartment building is permitted if the lot was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]

(E) Despite (B) and (C) the use of a lot for dwelling units in a townhouse, triplex, fourplex or apartment building built after March 13, 1978 is permitted if the same building type existed on the lot on March 13, 1978; and [TO: 438-86; 12(1)68 (d) (ii)]

(F) A detached house may be converted to contain two or more secondary suites in compliance with Section 150.10 if the building has a minimum interior floor area of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and

(C) On 7 Glazebrook Ave., the odd numbered addresses of 7-29 Glenavy Ave., the even numbered addresses of 8-28 Glenavy Ave., the even numbered addresses of 572-590 Roehampton Ave., the even numbered addresses of 2-28 Rowley Ave., the odd numbered addresses of 9-27 Rowley Ave., former City of Toronto by-laws 149-78 and 326-80.

(956) Exception R 956

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

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) The lands must comply with exception 900.2.10(5);

(C) Despite (B), a maximum of three dwelling units are permitted in a townhouse; [TO: 438-86; 12(1)68 (a)]

(D) Despite (B) and (C), the use of a lot for dwelling units in a townhouse, triplex, fourplex or apartment building is permitted if the lot was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]

(E) Despite (B) and (C) the use of a lot for dwelling units in a townhouse, triplex, fourplex or apartment building built after March 13, 1978 is permitted if the same building type existed on the lot on March 13, 1978; and [TO: 438-86; 12(1)68 (d) (ii)]

(F) A detached house may be converted to contain two or more secondary suites in compliance with Section 150.10 if the building has a minimum interior floor area of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and

(C) On the even numbered addresses of 16-26 Bruce Park Ave., the odd numbered addresses of 565-571 Roehampton Ave., the odd numbered addresses of 3-45 Walder Ave., former City of Toronto by-laws 149-78 and 326-80;

(D) On or between the odd numbered addresses of 109-137 Banff Rd., the even numbered addresses of 110-138 Banff Rd., former City of Toronto by-law 200-80;

(E) On the odd numbered addresses of 147-159 Banff Rd., the odd numbered addresses of 449-467 Roehampton Ave., former City of Toronto by-law 99-73;

(F) On or between the odd numbered addresses of 147-159 Banff Rd., former City of Toronto by-law 154-74;
(G) On the odd numbered addresses of 147-159 Banff Rd., the odd numbered addresses of 29-43 Cardiff Rd., former City of Toronto by-law 637-77; and

(H) On 240 Broadway Ave., the even numbered addresses of 244-246 Broadway Ave., former City of Toronto by-law 671-79.

(957) Exception R 957
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(5); and
(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) Section 12(2) 262 of former City of Toronto By-law 438-86;
(D) On or between the even numbered addresses of 128-134 Heath St. E., former City of Toronto by-law 203-80; and
(E) On or between the even numbered addresses of 2-36 Cornish Rd., the odd numbered addresses of 9-29 Cornish Rd., former City of Toronto by-law 576-79.

(958) Exception R 958
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) The lands must comply with exception 900.2.10(5);
(C) Despite (B), a maximum of three dwelling units are permitted in a townhouse; [TO: 438-86; 12(1)68 (a)]
(D) Despite (B) and (C), the use of a lot for dwelling units in a townhouse, triplex, fourplex or apartment building is permitted if the lot was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
(E) Despite (B) and (C) the use of a lot for dwelling units in a townhouse, triplex, fourplex or apartment building built after March 13, 1978 is permitted if the same building type existed on the lot on March 13, 1978; and [TO: 438-86; 12(1)68 (d) (ii)]
(F) A detached house may be converted to contain two or more secondary suites in compliance with Section 150.10 if the building has a minimum interior floor area of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) On or between the odd numbered addresses of 251-359 Keewatin Ave., the odd numbered addresses of 367-411 Keewatin Ave., former City of Toronto by-laws 375-78 and 716-78; and
(D) On the odd numbered addresses of 361-365A Keewatin Ave., former City of Toronto by-laws 435-75, 375-78 and 716-78.

(960) Exception R 960
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]

(B) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:

(i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and

(ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86.

(961) **Exception R 961**

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

Site Specific Provisions:

(A) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 319 of former City of Toronto By-law 438-86.

(962) **Exception R 962**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4); and

(B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and

(B) City of Toronto by-law 716-01.

(963) **Exception R 963**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4); and

(B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(964) **Exception R 964**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4); and

(B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 514 Jarvis St., former City of Toronto by-law 264-89.

(965) **Exception R 965**

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4); and
(B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
(B) On 100 Wellesley St. E., former City of Toronto by-law 378-67.

(966) **Exception R 966**

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

Site Specific Provisions:

(A) On the lands known as 35 Jackes Ave. in a **building** that existed on the **lot** on May 5, 1986, office is permitted, if it is an office associated with The Frontier College; and [TO: 438-86; 12 (1) 43]

(B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) On 35 Jackes Ave., former City of Toronto by-law 441-86.

(967) **Exception R 967**

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

Site Specific Provisions:

(A) On the lands known as 7 and 9 Jackes Ave. in a **building** that existed on the **lot** on May 27, 1963, office is permitted, if:

   (i) it is a medical office;
   (ii) an office of a professional person;
   (iii) an office of a **non-profit organization**; or
   (iv) a business administration office; and [TO:438-86; 12(1) 43]

(B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) On 7 Jackes Ave., former City of Toronto by-laws 331-67, 167-68, 235-68, 164-75, and 380-75.

(968) **Exception R 968**

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

Site Specific Provisions:

(A) On the lands known as 44 Jackes Ave. in a **building** that existed on the **lot** on May 27, 1963, office is permitted, if:

   (i) it is a medical office;
(ii) an office of a professional person;

(iii) an office of a non-profit organization; or

(iv) a business administration office; and [TO:438-86; 12(1) 43]

(B) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and

(B) On 44 Jackes Ave., former City of Toronto by-law 22195.

(969) Exception R 969

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and

(B) On 155 Wellesley St. E., former City of Toronto by-law 22751.

(970) Exception R 970

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86;

(B) On 405 Sherbourne St., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 525-82, and 740-04;

(C) On 437 Sherbourne St., former City of Toronto by-law 450-90;

(D) On 439 Sherbourne St., former City of Toronto by-law 183-84; and

(E) On 467 Sherbourne St., former City of Toronto by-law 21512.

(974) Exception R 974

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) On 95 Wellesley St. E., 111 Wellesley St. E., former City of Toronto by-law 525-88;

(B) On 440 Jarvis St., former City of Toronto by-law 55-88; and

(C) On 460 Jarvis St., former City of Toronto by-law 525-88.

(975) Exception R 975

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

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections
(A) Section 12(2) 260 of former City of Toronto By-law 438-86;
(B) On 28 LINDEN ST, former City of Toronto by-law 438-77 and City of Toronto by-law 986-2007;
(C) On the lands municipally known as 540 and 583 Sherbourne St., Section 12(2) 209 of former City of Toronto By-law 438-86;
(D) On 540 Sherbourne St., former City of Toronto by-law 532-85;
(E) On 555 Sherbourne St., former City of Toronto by-laws 258-71, 693-80, 258-85, 94-0612, and 94-0727 and City of Toronto by-law 1044-06;
(F) On 582 Sherbourne St., City of Toronto by-law 986-2007;
(G) On 583 Sherbourne St., former City of Toronto by-laws 547-85 and 94-0727; and
(H) On 592 Sherbourne St., former City of Toronto by-law 207-90.

(976) Exception R 976
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [By-law: 549-2019]
(B) On 124 Spencer Ave., City of Toronto by-law 977-2009.

(977) Exception R 977
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) The lands must comply with exception 900.2.10(5);
(C) The minimum lot frontage for a lot with one of the following residential building types is:
   (i) 12.0 metres for a detached house;
   (ii) 9.0 metres for each dwelling unit in a semi-detached house; and
   (iii) 12.0 metres for a duplex. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) On 107 Rose Park Dr., former City of Toronto by-law 584-86.

(980) Exception R 980
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 250 Lawrence Ave. West in 1988, a medical office is permitted, if:
   (i) the building lot coverage does not exceed 50%;
   (ii) the building floor space index does not exceed 1.5;
   (iii) the building height does not exceed 10.7 metres;
   (iv) the building setback from the front lot line is not less than 9.1 metres;
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(v) the building setback from the rear yard lot line is not less than 7.5 metres;
(vi) the building setback from the west side lot line is not less than 7.5 metres;
(vii) the building setback from the east side lot line is not less than 6.4 metres;
(viii) parking is provided on the lot at a minimum rate of 1 parking space for every 46 square metres of interior floor area; and
(ix) no vehicle access to or from the parking area is by way of Glengarry Avenue. [TO:438-86; 12(1) 20]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 53 of former City of Toronto By-law 438-86.

(983) Exception R 983
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 495 Sherbourne St. in 1979, public parking is permitted, if the use is operated either by or on behalf of the owners of the lands municipally known in 1979 as 331 and 349 Sherbourne St. [TO: 438-86; 12 (1) 97]

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

(984) Exception R 984
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.

(985) Exception R 985
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(986) Exception R 986
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) An apartment building is a permitted building type, if:
   (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
   (ii) the building lot coverage does not exceed 50%;
   (iii) the building setback to the side lot line is no less than 3.0 metres;
   (iv) the building setback to the front lot line is no less than 6.0 metres; and
   (v) parking for an apartment building must be provided at a minimum rate of 1 parking space for each two dwelling units. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 549-2019 ]

(987) Exception R 987
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An apartment building is a permitted building type, if:

(i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
(ii) the building lot coverage does not exceed 50%;
(iii) the building setback to the side lot lines is no less than 3.0 metres;
(iv) the building setback to the front lot line is no less than 6.0 metres; and
(v) parking for an apartment building must be provided at a minimum rate of 1 parking space for each two dwelling units; and [TO: 438-86; 12(1) 25]

(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 549-2019 ]

(988) Exception R 988

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 1675-2013; 549-2019 ]

(989) Exception R 989

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 206 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 215 of former City of Toronto By-law 438-86.

(990) Exception R 990

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 206 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 215 of former City of Toronto By-law 438-86.

(991) Exception R 991

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

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 549-2019 ]

(993) Exception R 993
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 434 of former City of Toronto By-law 438-86;
(B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
(C) On the lands bounded by Wood St., Alexander St., Yonge St., and Church St., Section 12(1) 9 of former City of Toronto By-law 438-86.

Exception R 994
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]
(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
(B) City of Toronto by-law 375-2010(OMB).
900.3 RD - Zone

900.3.1 General

(1) RD Zone Exceptions

The regulations located in Article 900.3.10 apply only to the exceptions subject to the RD zone and identified with the corresponding exception number.

900.3.10 Exceptions for RD Zone

(1) Exception RD 1

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

Site Specific Provisions:
(A) The minimum lot frontage is 9.0 metres or 13.5 metres for lots with flankage on streets with a 23 metre right-of-way or greater;
(B) The minimum lot area is 290 square metres;
(C) The minimum front yard setback is 6.5 metres; and
(D) The minimum side yard setback is 0.9 metres and 3 metres for side yards where the lot line flanks a street.

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

(2) Exception RD 2

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

Site Specific Provisions:
(A) The minimum lot area is 330 square metres;
(B) The minimum lot frontage is the frontage of the lot that legally existed on the day of the enactment of this By-law;
(C) The minimum rear yard setback is:
   (i) 6.0 metres for the following lots:
      (a) registered plan 8673 Block "E", Lots 68, 69,79,98,99,106,107;
      (b) registered plan 8673 Block "J", Lots 44, 47,49,59,85; and
      (c) registered plan 8673 Block "F", Lot 22; and
   (ii) 3.0 metres for the following lots:
      (a) registered plan 8673 Block "E", Lot 81; and
      (b) registered plan 8673 Block "J", Lots 7, 22;
(D) Front yard parking is permitted; and
(E) Attached garages may be erected no closer than 0.45 metres to a side lot line if the roof overhang is not closer than 0.3 metres to the side lot.

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

(3) Exception RD 3

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

Site Specific Provisions:
(A) The minimum lot frontage is 13.7 metres;
(B) The minimum lot area is 460 square metres;
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation May 1, 2020

(C) The maximum lot coverage is 35%;  
(D) The minimum front yard setback is 7.5 metres;  
(E) The minimum rear yard setback is 9.0 metres;  
(F) The minimum side yard setback is 0.9 metres and 3.5 metres for side yards abutting a street;  
(G) The minimum side yard setback for yards abutting Kipling Ave. is 7.5 metres; and  
(H) The maximum building height is 11.0 metres.

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

(4) Exception RD 4  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:  
(A) The minimum front yard setback is 5.25 metres; and  
(B) The minimum building setback from the T.R.C.A top-of-bank line is 10.0 metres.

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

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

Site Specific Provisions:  
(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 metres; and  
(B) On 97 Hillmount Avenue regulation 10.5.80.40(2) does not apply if the building complies with OMB Order PL100076.  
(C) For a lawfully existing building on the lot known as 2980 Weston Road:  
1. the maximum driveway width is 16.6 metres; and  
2. the minimum front yard landscaping is 33 percent and the minimum front yard soft landscaping is 74 percent. [By-law: 78-2017]

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

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

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
(A) Former City of Etobicoke by-laws 1978-66 and 4123.

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

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
(A) On 2586 Lakeshore Blvd. W., former City of Etobicoke by-law 4091.

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

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

(A) On 11 Irwin Rd., former City of Etobicoke by-law 9010.

(9) Exception RD 9

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

Site Specific Provisions:

(A) The maximum **lot coverage**, excluding a garage, is:

(i) 28% if the **lot area** is 510 square metres or less; and

(ii) 25% in all other cases;

(B) The maximum **gross floor area** of a garage attached to a **residential building** is 38 square metres;

(C) The maximum floor space index of a **detached house** is:

(i) 0.33 if the **lot area** is 510 square metres or less; and

(ii) 0.30 in all other cases;

(D) The minimum **side yard setback** is:

(i) 1.0 metre and the minimum aggregate **side yard setbacks** of both **side yards** is 2.4 metres, if the **lot frontage** is 15.2 metres or less;

(ii) 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 3.0 metres in all other cases; and

(iii) for any addition to a **detached house** existing on the date of the enactment of this By-law is the lesser of either the **side yard setback** existing on the date of the enactment of this By-law or the minimum requirements of this exception; and

(E) The maximum floor space index of the **building** on the **lot** known as:

(i) 19 Barker Ave. is 0.33; and

(ii) 37 Gibson Ave. is 0.34.

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

[ By-law: 1675-2013 ]

(10) Exception RD 10

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

Site Specific Provisions:

(A) The minimum **front yard setback** for **lots** with a **lot depth** of less than 30.0 metres is 3.0 metres;

(B) The minimum **front yard setback** for **lots** with a **lot depth** of 30.0 metres or more is 4.5 metres;

(C) The minimum **rear yard setback** is 7.5 metres, except for **lots** where the **rear lot lines** abut Martin Grove Rd., the minimum **rear yard setback** is 9.0 metres;

(D) The minimum **side yard setback** is 0.3 metres on one side, if the minimum aggregate **side yard setbacks** for both **side yards** is 1.2 metres;

(E) The minimum distance between adjacent **buildings** is 1.2 metres;

(F) The minimum **side yard setback** for a **building** on a **lot** that flanks on a **street** is 3.0 metres;

(G) On **lots** with one or more **side yard setbacks** less than 0.9 metres and abutting one or more **side yards** or **rear yards**, there must be one or more maintenance easements of 0.9 metres abutting the minimum **side yard setback**, and the maintenance easements must not be obstructed;

(H) On **lots** where the **rear lot line** abuts Martin Grove Rd., the maximum height of a fence on or within 1.2 metres of the **rear lot line** is 1.2 metres;

(i) The maximum **building** height is 10.5 metres;
By-law 569-2013 as amended
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(J) The maximum **lot coverage** is 45%; and
(K) A private garage must be set back a minimum of 4.5 metres from the front lot line.

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

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1981-257.

(12) **Exception RD 12**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) The minimum **front yard setback** is 4.5 metres;
   (B) The minimum **rear yard setback** is 7.5 metres, except for **lots** where the rear lot lines abut Martin Grove Rd. or Steeles Ave., the minimum **rear yard setback** is 10.5 metres;
   (C) The minimum **side yard setback** is 0.6 metres;
   (D) The minimum **side yard setback** for a **building** on a **lot** that abuts a **street** is 3.0 metres;
   (E) On **lots** with one or more **side yard setbacks** less than 1.2 metres and abutting one or more **side yards** or **rear yards**, there must be one or more maintenance easements of 0.6 metres abutting the minimum **side yard setback**, and the maintenance easements must not be obstructed;
   (F) No fence is permitted within any **side yard** that abuts one or more **side yards** or **rear yards**, and no fence is permitted to obstruct any maintenance easement within any **rear yard** that abuts a **side yard**;
   (G) The maximum height of a fence within 1.2 metres of a **rear lot line** is 2.4 metres, and the maximum height of a fence in a **front yard** or a **side yard** abutting a **street** is 1.2 metres, and no fence or similar **structure** may obstruct any maintenance easement;
   (H) The maximum **building** height is 10.5 metres;
   (I) Maximum **lot coverage** is 40%; and
   (J) A garage must be set back a minimum of 6.0 metres from a **street** line.

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

(13) **Exception RD 13**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) The minimum **front yard setback** is 2.1 metres;
   (B) The minimum **rear yard setback** is 7.5 metres, except for **lots** where the rear lot lines abut Kipling Ave. or Steeles Ave., the minimum **rear yard setback** is 10.5 metres;
   (C) The minimum **side yard setback** is 0.6 metres;
   (D) The minimum **side yard setback** for a **building** on a **lot** that flanks on a **street** is 2.1 metres;
   (E) On **lots** with one or more **side yard setbacks** less than 1.2 metres and abutting one or more **side yards** or **rear yards**, there must be one or more maintenance easements of 0.6 metres abutting the minimum **side yard setback**, and the maintenance easements must not be obstructed;
   (F) No fence is permitted within any **side yard** that abuts one or more **side yards** or **rear yards**, and no fence is permitted to obstruct any maintenance easement within any **rear yard** that abuts a **side yard**;
   (G) The maximum height of a fence within 1.2 metres of a **rear lot line** is 2.4 metres, and the maximum height of a fence in a **front yard** or a **side yard** abutting a **street** is 1.2 metres, and no fence or similar **structure** may obstruct any maintenance easement;
(H) The maximum \textbf{building} height is 3 \textit{storeys}; and

(I) A private garage or any other \textit{ancillary building} must be set back a minimum of 4.5 metres from a \textit{street} line.

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

\textbf{(14) Exception RD 14}

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

Site Specific Provisions:

(A) The minimum \textbf{lot depth} of any new \textbf{lot} created after the date of the enactment of this By-law is the average of the \textbf{lot depths} of the \textbf{lots} existing on either side of the new \textbf{lot}.

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

\textbf{(15) Exception RD 15}

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 109 Delroy Dr., former City of Etobicoke by-law 1981-51.

\textbf{(16) Exception RD 16}

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 686-2005.

\textbf{(17) Exception RD 17}

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 851 Royal York Rd., former City of Etobicoke by-law 10,616.

\textbf{(18) Exception RD 18}

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

Site Specific Provisions:

(A) The maximum height of a \textbf{detached house} with a peak roof is 8.5 metres;

(B) The maximum height of a \textbf{main wall} of a \textbf{detached house} is 6.0 metres above \textit{established grade} for either:

(i) all front and rear \textbf{main walls}; or

(ii) all side \textbf{main walls};

(C) The maximum height of a \textbf{detached house} with a flat roof is 6.0 metres;

(D) Despite regulation 10.20.40.30 (1), the maximum \textbf{building depth} permitted by that regulation includes the one \textbf{storey} extension permitted by regulation10.20.40.20 (2);

(E) The maximum \textbf{gross floor area} on a \textbf{lot} is 185 square metres, up to a maximum floor space index of 0.45, including:

(i) the floor area of an attached or detached garage; and

(ii) void areas in the \textbf{building}; and
(iii) for the purpose of calculating a void area as part of the calculation of the maximum gross floor area in this Regulation:

(a) a void area is any part of a building above the basement level where the floor to ceiling height is 4.6 metres or greater;
(b) the floor area of a void area is doubled;
(c) a maximum void area of 4% of the gross floor area of a building may be excluded from the calculation of the maximum gross floor area permitted in a building;

(E) The maximum gross floor area on a lot is the greater of 185 square metres or a floor space index of 0.45, including:

(i) the floor area of an attached or detached garage; and
(ii) void areas in the building; and
(iii) for the purpose of calculating a void area as part of the calculation of the maximum gross floor area in this Regulation:

(a) a void area is any part of a building above the basement level where the floor to ceiling height is 4.6 metres or greater;
(b) the floor area of a void area is doubled;
(c) a maximum void area of 4% of the gross floor area of a building may be excluded from the calculation of the maximum gross floor area permitted in a building.

(F) The minimum side yard setback of a detached house that is 2 or more storeys on a lot with a lot frontage:

(i) less than 15.3 metres is 0.9 metres and the minimum aggregate side yard setbacks of both side yards is 2.1 metres;
(ii) of 15.3 metres to 18.0 metres is 1.2 metres and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage; and
(iii) greater than 18.0 metres is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of lot frontage, up to a minimum side yard setback of 3.0 metres for each side yard, and the minimum aggregate side yard setbacks of both side yards must be at least 20 percent of the lot frontage.

(G) A garage with parking spaces for 3 or more vehicles is permitted on a lot with a lot frontage greater than 27.0 metres; and

(H) If the lot frontage is less than 12.0 metres, the maximum combined width of all vehicle entrances through the front wall of a building is 3.0 metres.

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

(19) Exception RD 19

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

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

(A) On 738 Royal York Rd., former City of Etobicoke by-law 1985-158.

(20) Exception RD 20

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 15, 166.


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

Site Specific Provisions:

(A) The maximum height of a detached house with a flat roof is 6.5 metres;
(B) Despite regulation 10.20.40.30 (1), the maximum building depth permitted by that regulation includes the one storey extension permitted by regulation 10.20.40.20 (2);
(C) The maximum gross floor area on a lot is 135 square metres plus 25% of the lot area, up to a maximum floor space index of 0.5, including:
   (i) the floor area of an attached or detached garage; and
   (ii) void areas in the building; and
   (iii) for the purpose of calculating a void area as part of the calculation of the maximum gross floor area in this Regulation:
      (a) a void area is any part of a building above the basement level where the floor to ceiling height is 4.6 metres or greater;
      (b) the floor area of a void area is doubled; and
      (c) a maximum void area of 4% of the gross floor area of a building may be excluded from the calculation of the maximum gross floor area permitted in a building;
(D) The minimum side yard setback of a detached house that is 2 or more storeys on a lot with a lot frontage:
   (i) less than 15.3 metres is 0.9 metres and the minimum aggregate side yard setbacks of both side yards is 2.1 metres;
   (ii) of 15.3 metres to 18.0 metres is 1.2 metres and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage;
   (iii) greater than 18.0 metres is 1.2 metres and the minimum side yard setback of each side yard is increased by an additional 0.3 metres for every 3.0 metres greater than 18.0 metres to a maximum side yard setback of 3.0 metres for each side yard, and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage; and
   (iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of lot frontage, up to a minimum side yard setback of 3.0 metres for each side yard, and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage; and [By-law: 607-2015 Under Appeal]
(E) A garage with parking spaces for 3 or more vehicles is permitted on a lot with a lot frontage greater than 27.0 metres.

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

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 18 Westmount Park Dr., former City of Etobicoke by-laws 3205 and 1981-209.

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

Site Specific Provisions:
(A) The minimum **lot depth** of any new **lot** created after the date of the enactment of this By-law is the average of the **lot depths** of the **lots** existing on either side of the new **lot**.

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

(24) **Exception RD 24**

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

**Site Specific Provisions:**

(A) **Lots** with a **lot frontage** of 13.5 metres or less must comply with the following:

(i) a **detached house** is not permitted on a **lot** with a **lot frontage** of 9.0 metres or less;

(ii) the minimum **lot area** is 275 square metres;

(iii) the maximum **lot coverage** of a **residential building** is 40%;

(iv) the maximum number of **storeys** of any **building** is 2; and

(v) the maximum floor space index of a **detached house** is 0.60, which excludes the **basement** of the **detached house** in the calculation of the maximum **gross floor area**.

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

(25) **Exception RD 25**

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

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

Prevailing By-laws and Prevailing Sections:

(A) On 28 Grenview Blvd. S., former City of Etobicoke by-law 179;

(B) On 1494 Islington Ave., former City of Etobicoke by-law 15,200;

(C) On 483 Renforth Dr., former City of Etobicoke by-law 1256;

(D) On 1525 Royal York Rd., former City of Etobicoke by-law 1255;


(26) **Exception RD 26**

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

**Site Specific Provisions:**

(A) The minimum **lot depth** of any new **lot** created after the date of the enactment of this By-law is the average of the **lot depths** of the **lots** existing on either side of the new **lot**.

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

(27) **Exception RD 27**

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

**Site Specific Provisions:**

(A) The minimum **lot depth** is 91.0 metres;

(B) The maximum **building** height of a **building** with a flat roof is 6.5 metres measured to the highest point of the roof;

(B) The maximum height of a **detached house** with a flat roof is 6.5 metres; [ By-law: 607-2015 Under Appeal ]
(C) The maximum building depth for a detached house that is 2 or more storeys on a lot with a lot frontage of less than 18.0 metres is 16.5 metres; and a 1 storey extension beyond the maximum building depth of 16.5 metres may be permitted if the width of the extension is 50% or less of the width of the detached house and the extension maintains the minimum side yard setbacks required by this By-law or 3.0 metres whichever is greater;

(D) The maximum gross floor area on a lot is 165 square metres plus 25% of the lot area, up to a maximum floor space index of 0.5, including:

(i) the floor area of an attached or detached garage; and

(ii) void areas in the building; and

(iii) for the purpose of calculating a void area as part of the calculation of the maximum gross floor area in this Regulation:

(a) a void area is any part of a building above the basement level where the floor to ceiling height is 4.6 metres or greater;

(b) the floor area of a void area is doubled; and

(c) a maximum void area of 4% of the gross floor area of a building may be excluded from the calculation of the maximum gross floor area permitted in a building;

(E) The minimum front yard setback is 15 metres;

(F) The minimum side yard setback of a detached house that is 2 or more storeys on a lot with a lot frontage:

(i) less than 15.3 metres is 0.9 metres and the minimum aggregate side yard setbacks of both sides is 2.1 metres;

(ii) of 15.3 metres to 18.0 metres is 1.2 metres and the minimum aggregate side yard setbacks of both sides is 20% of the lot frontage; and

(iii) greater than 18.0 metres is 1.5 metres and the minimum aggregate side yard setbacks of each side is increased by an additional 0.3 metres for every 3.0 metres greater than 18.0 metres to a maximum side yard setback of 3.0 metres for each side, and the minimum aggregate side yard setbacks of both sides is 20% of the lot frontage; and

(G) A garage with parking spaces for 3 or more vehicles is permitted on a lot with a lot frontage of greater than 27.0 metres.

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

(28) Exception RD 28

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

Site Specific Provisions:

(A) The maximum building height of a building with a flat roof is 6.5 metres measured to the highest point of the roof;

(B) The maximum building depth for a detached house that is 2 or more storeys on a lot with a lot frontage of less than 18.0 metres is 16.5 metres; and a 1 storey extension beyond the maximum building depth of 16.5 metres may be permitted if the width of the extension is 50% or less of the width of the detached house and the extension maintains the minimum side yard setbacks required by this By-law or 3.0 metres whichever is greater;

(B) The maximum building depth for a detached house that is 2 or more storeys on a lot with a lot frontage of less than 18.0 metres is 16.5 metres; and a 1 storey extension up to 1.8 metres beyond the maximum building depth may be permitted if the width of the extension is 50% or less of the width of the detached house and the extension maintains the minimum side yard setbacks required by this By-law or 3.0 metres whichever is greater; [By-law: 607-2015 Under Appeal]
depth of 16.5 metres may be permitted if the width of the extension is 50% or less of the width of the detached house and the extension maintains the minimum side yard setbacks required by this Bylaw or 3.0 metres whichever is greater; [By-law: 607-2015 Under Appeal]

(C) The maximum gross floor area on a lot is 165 square metres plus 25% of the lot area, up to a maximum floor space index of 0.5, including,

(i) the floor area of an attached or detached garage, and
(ii) void areas in the building, and
(iii) for the purpose of calculating a void area as part of the calculation of the maximum gross floor area in this Regulation:

(a) a void area is any part of a building above the basement level where the floor to ceiling height is 4.6 metres or greater;
(b) the floor area of a void area is doubled;
(c) a maximum void area of 4% of the gross floor area of a building may be excluded from the calculation of the maximum gross floor area permitted in a building;

(D) The minimum side yard setback of a detached house that is 2 or more storeys on a lot with a lot frontage,

(i) less than 15.3 metres is 0.9 metres and the minimum aggregate side yard setbacks of both side yards is 2.1 metres,
(ii) of 15.3 metres to 18.0 metres is 1.2 metres and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage,
(iii) greater than 18.0 metres is 1.5 metres and the minimum side yard setback of each side yard is increased by an additional 0.3 metres for every 3.0 metres greater than 18.0 metres to a maximum side yard setback of 3.0 metres for each side yard, and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage;

(E) A garage with parking spaces for 3 or more vehicles is permitted on a lot with a lot frontage of greater than 27.0 metres; and
(F) The minimum lot depth of a lot fronting on Ashley Park Rd. and on the properties known as 1161 and 1169 Royal York Rd. is 46 metres.

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

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

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

(A) On 8 Newell Ct., former City of Etobicoke by-law 14,358.

(30) Exception RD 30
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A detached house if located within 7.3 metres of the southerly most lot line must be set back a minimum of 6.0 metres from the street line of Duncombe Blvd.;
(B) The minimum building setback from a side lot line is 0.3 metres from one side lot line and 0.9 metres on the other side lot line;
(C) The portion of the main wall with a vehicle entrance to a parking space must be set back a minimum of 5.7 metres from a front lot line;
(D) The minimum front yard building setback is:
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation May 1, 2020

(i) 2.1 metres from a lot line that abuts Kingston (service) Rd.; and
(ii) 3 metres from all other lot lines that abut a street;

(E) The maximum gross floor area of each dwelling unit must not be greater than 0.7 time the area of the lot; and
(F) The maximum lot coverage is 47%.

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

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

Site Specific Provisions:
(A) The maximum lot coverage is 28%;
(B) The maximum height of a detached house is 2 storeys and 8.6 metres to the highest point of the roof of the detached house;
(C) The maximum gross floor area, including the floor area of an attached or detached garage, is 325 square metres, up to a maximum floor space index of 0.33;
(C) The maximum gross floor area, including the floor area of an attached or detached garage, is the lesser of 325 square metres or a floor space index of 0.33; [By-law: 607-2015 Under Appeal]
(D) The minimum rear yard setback for a detached house is 40% of the lot depth, but in no case is a rear yard setback to be less than 12.0 metres;
(E) The maximum encroachment of a detached house into a rear yard is 5.0 metres, if a minimum rear yard setback of 25% of the lot depth is maintained, but in no case is a rear yard setback to be less than 7.5 metres;
(F) The maximum encroachment of an addition, other than a 1 storey addition, to an existing detached house into a rear yard is 5.0 metres, if a minimum rear yard setback of 40% of the lot depth is maintained, but in no case is a rear yard setback to be less than 12.0 metres;
(G) The minimum side yard setback of a 1 storey detached house or a 1 storey addition to an existing detached house is 1.2 metres and the minimum aggregate side yard setbacks of both side yards is 3.0 metres;
(H) The minimum side yard setback of a 2 storey detached house or a second storey addition or a 2 storey addition to an existing detached house is 2.0 metres and the minimum aggregate side yard setbacks of both side yards is 5.0 metres;
(I) The minimum side yard setback for the side yard abutting a street of a corner lot is 7.5 metres; and
(J) A platform, such as a deck or balcony, at or above the second storey of a detached house is not permitted.

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

(32) Exception RD 32
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum lot coverage is 28%;
(B) The maximum height of a detached house is 2 storeys and 8.6 metres to the highest point of the roof of the detached house;
(C) The maximum gross floor area, including the floor area of an attached or detached garage, is 465 square metres, up to a maximum floor space index of 0.35;
(C) The maximum gross floor area, including the floor area of an attached or detached garage, is the lesser of 465 square metres or a floor space index of 0.35; [By-law: 607-2015 Under Appeal]
(D) The minimum rear yard setback for a detached house is 40% of the lot depth, but in no case is a rear yard setback to be less than 12.0 metres;
(E) The maximum encroachment of a detached house into a rear yard is 5.0 metres, if a minimum rear yard setback of 25% of the lot depth is maintained, but in no case is a rear yard setback to be less than 7.5 metres;
(F) The maximum encroachment of an addition, other than a 1 storey addition, to an existing detached house into a rear yard is 5.0 metres, if a minimum rear yard setback of 40% of the lot depth is maintained, but in no case is a rear yard setback to be less than 12.0 metres;

(G) The minimum side yard setback of a 1 storey detached house or a 1 storey addition to an existing detached house is 1.2 metres and the minimum aggregate side yard setbacks of both side yards is 3.0 metres;

(H) The minimum side yard setback of a 2 storey detached house or a second storey addition or a 2 storey addition to an existing detached house is 2.0 metres and the minimum aggregate side yard setbacks of both side yards is 5.0 metres; and

(I) The minimum side yard setback for the side yard abutting a street of a corner lot is 7.5 metres.

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

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

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

   (A) On 73 Valecrest Dr., former City of Etobicoke by-law 1993-41.

(34) Exception RD 34
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

   (A) On 57 Valecrest Dr., former City of Etobicoke by-law 1993-40.

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

Site Specific Provisions:

   (A) The maximum gross floor area on a lot, including the floor area of an attached or detached garage, is 150 square metres, plus 25% of the lot area, up to a maximum floor space index of 0.5; and

   (B) The minimum side yard setback of a full or partial second storey addition above an existing 1 storey detached house on a lot with a lot frontage of less than 15.3 metres is equal to the side yard setback of the existing detached house if the side yard setback of the addition is not less than 0.6 metres and the minimum aggregate side yard setbacks of both side yards is 2.1 metres.

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

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

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

   (A) Former City of Etobicoke by-law 1985-264.

(37) Exception RD 37
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The maximum height of a detached house with a flat roof is 6.5 metres;
(B) Despite regulation 10.20.40.30 (1), the maximum building depth permitted by that regulation includes the one storey extension permitted by regulation 10.20.40.20 (2);

(C) The maximum gross floor area on a lot is 150 square metres plus 25% of the lot area, up to a maximum floor space index of 0.5, including:
   (i) the floor area of an attached or detached private garage; and
   (ii) void areas in the building; and
   (iii) for the purpose of calculating a void area as part of the calculation of the maximum gross floor area:
      (a) a void area is any part of a building above the basement level where the floor to ceiling height is 4.6 metres or greater;
      (b) the floor area of a void area is doubled; and
      (c) a maximum void area of 4% of the gross floor area of a building may be excluded from the calculation of the maximum gross floor area permitted in a building;

(D) The minimum side yard setback of a detached house on a lot with a lot frontage:
   (i) less than 15.0 metres, is 0.9 metres and the minimum aggregate side yard setbacks of both side yards is 2.1 metres;
   (ii) between 15.0 metres and 18.0 metres, is 1.2 metres and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage; and
   (iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres, up to a minimum side yard setback of 3.0 metres for each side yard, and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage; and

(E) A garage with parking spaces for 3 or more vehicles is permitted on a lot with a lot frontage greater than 27.0 metres.

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

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

Site Specific Provisions:
   (A) The maximum gross floor area on a lot, plus the floor area of an attached or detached garage, is 125 square metres, plus 25% of the lot area, up to a maximum floor space index of 0.5;
   (B) The minimum side yard setback of a full or partial second storey addition above an existing 1 storey detached house on a lot with a lot frontage of less than 15.3 metres is equal to the side yard setback of the existing detached house if the side yard setback of the addition is not less than 0.6 metres and the minimum aggregate side yard setbacks of both side yards is 2.1 metres.

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

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1980-140.

(40) Exception RD 40
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-laws 1992-25(P) and 9347.

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

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

(A) Former City of Etobicoke by-laws 1992-23(P) and 9807.

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

Site Specific Provisions:

(A) A detached house is permitted if it complies with:

(i) the maximum gross floor area on a lot, plus the floor area of an attached or detached garage, is 118 square metres, plus 25% of the lot area, up to a maximum floor space index of 0.5; and

(ii) the minimum side yard setback of a full or partial second storey addition above an existing 1 storey detached house on a lot with a lot frontage of less than 15.3 metres is equal to the side yard setback of the existing detached house if the side yard setback of the addition is not less than 0.6 metres and the minimum aggregate side yard setbacks of both side yards is 2.1 metres.

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

(43) Exception RD 43
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Former City of Etobicoke by-law 1992-23(P), 8884 and 8847.

(44) Exception RD 44
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) no lot may be created that has Meadowbank Rd. or Warwood Rd. as the flanking street.

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

(45) Exception RD 45
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum lot coverage is 22%;
(B) The minimum lot depth of any new lot created after the date of the enactment of this By-law is the average of the lot depths of the lots existing on either side of the new lot;
(C) The maximum height of a detached house, measured to the highest point of the roof, is 8.6 metres and it must have no more than 2 storeys;
(D) The maximum gross floor area on a lot, including the floor area of an attached garage or detached garage, is 465 square metres, up to a maximum floor space index of 0.28;
(E) The minimum side yard setback of a detached house is 1.5 metres and the minimum aggregate side yard setbacks of both side yards is 6.0 metres, except for a 2 storey detached house the minimum side yard setback is 2.4 metres and the minimum aggregate side yard setbacks of both side yards is 6.0 metres;
(F) The minimum **side yard setback** of a **detached house** with a height of more than 6.0 metres measured to the highest point of the roof is 2.4 metres, plus an additional 0.3 metres for every 0.3 metres of height above 6.0 metres, and the minimum aggregate **side yard setback** of both sides is 6.0 metres;

(G) If the height a side wall of the **detached house** is 4.0 metres or less, the minimum **side yard setback** is in compliance with (E), above, for that side of the **building**, and (F), above, applies to the other **side yard setback**, including the aggregate **side yard setback** regulation;

(H) The minimum **side yard setback** of any addition, including a second **storey** addition, to a **detached house** is equal to the **side yard setback** existing on the date of the enactment of this By-law or (E), (F), and (G) above, whichever is less; and

(I) On a **corner lot**, the minimum **side yard setback** of the **side yard** abutting a **street** is 7.5 metres.

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

(46) **Exception RD 46**

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

Site Specific Provisions:

(A) The maximum height of a **building** with a flat roof is 6.5 metres, measured to the highest point of the roof;

(B) The maximum **building depth** is 32% of the average **lot depth** of the **lot**;

(C) The maximum floor space index is 0.45;

(D) The calculation of the maximum **gross floor area** of a **building** includes:

(i) the floor area of an attached or detached private garage; and

(ii) void areas in the **building**;

(E) For the purpose of calculating a void area as part of the calculation of the maximum **gross floor area** in (D), above:

(i) a void area is any part of a **building** above the **basement** level where the floor to ceiling height is 4.6 metres or greater;

(ii) the floor area of a void area is doubled; and

(iii) a maximum void area of 4% of the **gross floor area** of a **building** may be excluded from the calculation of the maximum **gross floor area** permitted in the **building**;

(F) The minimum **side yard setback** of a **detached house** that is 2 or more **storeys** on a **lot** with a **lot frontage**:

(i) less than 15.3 metres is 0.9 metres and the minimum aggregate **side yard setbacks** of both **side yards**, is 2.1 metres;

(ii) of 15.3 metres to 18.0 metres, is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**; and

(iii) greater than 18.0 metres, is 1.5 metres and the minimum **side yard setback** of each **side yard** is increased by an additional 0.3 metres for every 3.0 metres greater than 18.0 metres to a maximum **side yard setback** of 3.0 metres for each **side yard**, and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**;

(G) For the properties known as 1, 5, 19, 21, 30, 31, 32, 33, 34, 36, 38 and 58 Ridgevalley Cres., and 1 and 3 Ridgecross Rd.:

(i) the minimum **side yard setback** of a **detached house** that is 2 or more **storeys**, being regulation (F) above, does not apply; and

(ii) the minimum **rear yard setback** is that which existed on the date of the enactment of this By-law;

(H) A private garage with **parking spaces** for 3 or more **vehicles** is permitted on a **lot** with a **lot frontage** of greater than 27.0 metres; except that this does not apply to properties known as 30, 32, 34, 36 and 38 Ridgevalley Cres.; and

(I) The minimum **lot depth** of any new **lot** created after the date of the enactment of this By-law is 46 metres.
(47) Exception RD 47

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

Site Specific Provisions:

(A) The minimum lot depth is 45 metres;
(B) The minimum front yard setback is 9.0 metres; and
(C) The minimum side yard setback is 1.8 metres.

(C) These lands must comply with exception 900.3.10(28). [By-law: 607-2015 Under Appeal]

(48) Exception RD 48

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

Site Specific Provisions: (None Apply)

(49) Exception RD 49

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

Site Specific Provisions: (None Apply)

(50) Exception RD 50

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

Site Specific Provisions: (None Apply)

(51) Exception RD 51

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

Site Specific Provisions: (None Apply)

(52) Exception RD 52

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

Site Specific Provisions: (None Apply)

(53) Exception RD 53

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

Site Specific Provisions: (None Apply)

(54) Exception RD 54

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 28932; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 736-2005 (OMB); and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(56) Exception RD 56
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, a professional law office is permitted within the dwelling existing on the date of the enactment of this By-law and used by a lawyer as his residence; and
(B) The maximum \textit{interior floor area} devoted to a law office must be the lesser of 75 square metres or 12\% of the \textit{gross floor area} of the \textit{building}:
   (i) the law office must be located on the \textit{first floor};
   (ii) the \textit{building length} must not be more than 27.0 metres; and
   (iii) minimum \textit{side yard setback} is 1.8 metres.

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

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 30540; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(58) Exception RD 58
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum \textit{lot frontage} is 12.0 metres;
(B) The minimum \textit{building setback} from a \textit{side lot line} is:
   (i) 1.0 metres from the west \textit{side lot line}; and
   (ii) 2.2 metres from the east \textit{side lot line}; and
(C) The minimum building setback from a rear lot line is 7.5 metres.

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

(60) Exception RD 60

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

Site Specific Provisions:

(A) On 85 Keeler Boulevard, Clause 10.20.40.40 and regulations 10.5.40.70(1), 10.5.80.40(3) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a building, structure, addition or enlargement if it complies with (B) below;

(B) These standards apply:

(i) On a corner lot the shorter of the two lot lines abutting a street is the front lot line;

(ii) The minimum building setback from a side lot line is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre building setback, the minimum separation distance between buildings must be 2.4 metres;

(iii) The minimum building setback from a side lot line that abuts a street is 2.5 metres to the side lot line that abuts the street and 1.2 metres on the other side;

(iv) The minimum rear yard building setback is 7.0 metres;

(v) Maximum floor area 320 square metres;

(vi) An attached garage must be erected with each dwelling unit; and

(vii) A sales office and model home, used exclusively for the initial sale of dwelling units is permitted.

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

[ By-law: 387-2015 ]

(61) Exception RD 61

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

Site Specific Provisions:

(A) In addition to the uses permitted in the zone, a travel agency is also permitted if:

(i) it does not occupy more than 225 square metres of interior floor area; and

(ii) there is a minimum of 2 parking space maintained for the use in the rear yard; and

(B) The minimum side yard setback is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

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

(62) Exception RD 62

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

Site Specific Provisions:

(A) In addition to the uses permitted in the zone, a travel agency is also permitted if:

(i) it is located in a building that existed on the lot on July 29, 1998;

(ii) it does not occupy more than 214 square metres of interior floor area; and

(iii) there is a minimum of 8 parking space maintained for the use in the rear yard; and

(B) The minimum side yard setback is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

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

(63) Exception RD 63
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 85 Keeler Boulevard, Clauses 10.20.40.20, 10.20.40.30 and 10.20.40.40 and regulations 10.5.40.70(1), 10.5.80.40(3) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a building, structure, addition or enlargement if it complies with (B) below;

(B) These standards apply:

   (i) On a corner lot the shorter of the two lot lines abutting a street is the front lot line;

   (ii) The minimum building setback from a side lot line is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre building setback, the minimum separation distance between buildings must be 2.4 metres on all lots except Lots 22 and 23 as shown on Diagram 1 attached to By-law No. 387-2015;

   (iii) The minimum building setback from a side lot line that abuts a street is 3.7 metres to the side lot line that abuts the street and 1.2 metres on the other side;

   (iv) The minimum rear yard building setback is 10.0 metres;

   (v) Maximum floor area 320 square metres;

   (vi) An attached garage must be erected with each dwelling unit; and

   (vii) A sales office and model home, used exclusively for the initial sale of dwelling units is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 387-2015 ]

(64) Exception RD 64
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

   (A) City of Toronto by-law 714-2003.

(65) Exception RD 65
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) On 85 Keeler Boulevard, Clauses 10.20.40.20, 10.20.40.30 and 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a building, structure, addition or enlargement if it complies with (B) below;

(B) These standards apply:

   (i) The minimum building setback from a side lot line is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre building setback, the minimum separation distance between buildings must be 2.4 metres;

   (ii) The minimum rear yard building setback is 8.0 metres;

   (iii) Maximum floor area 320 square metres;

   (iv) An attached garage must be erected with each dwelling unit; and

   (v) A sales office and model home, used exclusively for the initial sale of dwelling units is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 387-2015 ]

(66) Exception RD 66
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) In addition to the uses permitted in the zone, place of assembly is also permitted if:
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(i) the **building** is set back from the **front lot line** a minimum of 54 metres;
(ii) the **building** is set back from the **side lot line** a minimum of 1.2 metres;
(iii) the **building** is set back from the **rear lot line** a minimum of 5.4 metres;
(iv) the **lot coverage** is not more 26%; and
(v) a minimum of 200 **parking space** are provided on the **lot**.

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

(67) **Exception RD 67**

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

**Site Specific Provisions:**

(A) The minimum **lot frontage** of 11.0 metres;
(B) The minimum **lot area** of 450 square metres;
(C) The minimum **building setback** from the **front lot line** of 7.5 metres;
(D) The minimum **building setback** from the west **lot line** of 1.5 metres;
(E) The minimum **building setback** from the east **lot line** of 1.2 metres; and
(F) The minimum **building setback** from a **rear lot line** of 9.5 metres.

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

(68) **Exception RD 68**

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

**Site Specific Provisions:**

(A) On 85 Keeler Boulevard, Clause 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70 (2), (3), (4) and (6) do not apply to prevent the erection or use of a **building**, **structure**, addition or enlargement if it complies with (B) below;
(B) These standards apply:

(i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres;
(ii) The minimum **rear yard building setback** is 10.0 metres;
(iii) Maximum floor area 320 square metres;
(iv) An attached garage must be erected with each **dwelling unit**; and
(v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

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

[ By-law: 387-2015 ]

(69) **Exception RD 69**

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

**Site Specific Provisions:**

(A) The minimum **front yard setback** is 12 metres;
(B) The minimum **side yard setback** is 3 metres on each side;
(C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building height** is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
(D) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:

(i) the required **building setback** from that **lot line**; or
(ii) 6.0 metres; [ By-law: 580-2017 ]

(E) The maximum **lot coverage** for **ancillary buildings** is 5%; and

(F) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None Apply

(70) **Exception RD 70**

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

Site Specific Provisions:

(A) The minimum **front yard setback** is 9 metres;

(B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;

(C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;

(D) The maximum **lot coverage** for **ancillary buildings** is 5%; and

(E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None Apply

(71) **Exception RD 71**

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

Site Specific Provisions:

(A) Despite the permitted use of the site for a **detached house**, a parking station is permitted on the site, if:

(i) no parking of **vehicles** is permitted within 2.0 metres of the north, south and west **lot lines** of the site;

(ii) the north, south and west **lot line** is fenced with an opaque fence 1.8 metres in height; and

(iii) the minimum **side yard setback** is 1.8 metres.

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

(72) **Exception RD 72**

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

Site Specific Provisions:

(A) Minimum **building setback** from the **front lot line** of 9.0 metres;

(B) Minimum **building setback** from the **side lot line** of 1.8 metres;

(C) Minimum **building setback** from the **rear lot line** of 7.5 metres;

(D) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;

(E) Any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:

(i) the required **building setback** from that **lot line**; or

(ii) 6.0 metres; [ By-law: 580-2017 ]

(F) The maximum **lot coverage** for **ancillary buildings** is 5%; and

(G) The maximum total floor area for **ancillary buildings** is 100 square metres.

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

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

Site Specific Provisions:

(A) Minimum building setback from the front lot line of 9.0 metres;
(B) Minimum building setback from the side lot line of 1.8 metres on one side and 4.2 metres on the other side;
(C) Minimum building setback from a rear lot line of 7.5 metres;
(D) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;
(E) Any balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:
   (i) the required building setback from that lot line; or
   (ii) 6.0 metres. [ By-law: 580-2017 ]
(F) The maximum lot coverage for ancillary buildings is 5%; and
(G) The maximum total floor area for ancillary buildings is 100 square metres.

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

(74) Exception RD 74
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Maximum lot coverage 25%.

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

(75) Exception RD 75
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Minimum building setback from the front lot line of 24.0 metres;
(B) Minimum building setback from the side lot line of 1.8 metres;
(C) Minimum building setback from a rear lot line of 7.5 metres;
(D) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;
(E) Any balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:
   (i) the required building setback from that lot line; or
   (ii) 6.0 metres. [ By-law: 580-2017 ]
(F) The maximum lot coverage for ancillary buildings is 5%; and
(G) The maximum total floor area for ancillary buildings is 100 square metres.

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

(76) Exception RD 76
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Minimum building setback from the front lot line of 13.0 metres;
(B) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;

(C) A balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:
   
   (i) the required building setback from that lot line; or
   
   (ii) 6.0 metres; [ By-law: 580-2017 ]

(D) The maximum lot coverage for ancillary buildings is 5%; and
(E) The maximum total floor area for ancillary buildings is 100 square metres.

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

(77) Exception RD 77
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) Minimum building setback from the front lot line of 18.0 metres;

   (B) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;

   (C) A balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:

   (i) the required building setback from that lot line; or

   (ii) 6.0 metres; [ By-law: 580-2017 ]

   (D) The maximum lot coverage for ancillary buildings is 5%; and

   (E) The maximum total floor area for ancillary buildings is 100 square metres.

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

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

Site Specific Provisions:

   (A) Minimum building setback from the front lot line of 19.0 metres;

   (B) Minimum building setback from the side lot line of 1.8 metres;

   (C) Minimum building setback from a rear lot line of 7.5 metres;

   (D) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;

   (E) Any balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:

   (i) the required building setback from that lot line; or

   (ii) 6.0 metres. [ By-law: 580-2017 ]

   (F) The maximum lot coverage for ancillary buildings is 5%; and

   (G) The maximum total floor area for ancillary buildings is 100 square metres.

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

(79) Exception RD 79
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Minimum **building setback** from the **front lot line** of 15.0 metres;
(B) Minimum **building setback** from the **side lot line** of 1.8 metres;
(C) Minimum **building setback** from a **rear lot line** of 7.5 metres;
(D) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building height** is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
(E) Any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
   (i) the required **building setback** from that **lot line**; or
   (ii) 6.0 metres. [ By-law: 580-2017 ]
(F) The maximum **lot coverage** for **ancillary buildings** is 5%; and
(G) The maximum total floor area for **ancillary buildings** is 100 square metres.

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

(80) **Exception RD 80**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum **front yard setback** is 20 metres;
(B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
(C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building height** is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
(D) The maximum **lot coverage** for **ancillary buildings** is 5%;
(E) The maximum total floor area for **ancillary buildings** is 100 square metres.

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

(81) **Exception RD 81**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum **front yard setback** is 18 metres;
(B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
(C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building height** is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
(D) The maximum **lot coverage** for **ancillary buildings** is 5%;
(E) The maximum total floor area for **ancillary buildings** is 100 square metres.

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

(82) **Exception RD 82**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum **front yard setback** is 10 metres;
(B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
(C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building height** is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;

(D) The maximum **lot coverage** for **ancillary buildings** is 5%;

(E) The maximum total floor area for **ancillary buildings** is 100 square metres.

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

(83) **Exception RD 83**

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

**Site Specific Provisions:**

(A) The minimum **front yard setback** is 14 metres;

(B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;

(C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building height** is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;

(D) The maximum **lot coverage** for **ancillary buildings** is 5%;

(E) The maximum total floor area for **ancillary buildings** is 100 square metres.

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

(84) **Exception RD 84**

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

**Site Specific Provisions:**

(A) A maximum of one **detached house** may be erected on each **lot**, on Registered Plan 3736;

(B) The maximum **lot coverage** is 30%; and

(C) The minimum **building setback** from the **front lot line** is 14.0 metres.

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

(85) **Exception RD 85**

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

**Site Specific Provisions:**

(A) On 85 Keeler Boulevard, Clause 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70 (2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;

(B) **These standards apply:**

(i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres on all lots except Lots 11 and 12 as shown on Diagram 1 attached to By-law No. 387-2015;

(ii) The minimum **rear yard building setback** is 8.5 metres;

(iii) Maximum floor area 320 square metres;

(iv) An attached garage must be erected with each **dwelling unit**; and

(v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

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

[ By-law: 387-2015 ]

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abut Bellamy Rd. is 22.0 metres measured from the original centreline of Bellamy Rd.;

(D) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 30.0 metres measured from the original centreline of Lawrence Ave.;

(E) The minimum **building setback** from a **side lot line** is 1.2 metres;

(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and

(G) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

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

(87) **Exception RD 87**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** is 1.2 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and

(E) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections:

(A) On the land known as 920 Jarwick Dr., Schedule "C" Exception 11, of former City of Scarborough by-law 9510.

(88) **Exception RD 88**

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

Site Specific Provisions:

(A) The minimum **lot frontage** for a **lot** with a **detached house** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** with a **detached house** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abut Bellamy Rd. is 22.0 metres measured from the original centreline of Bellamy Rd.;

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

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**;

(G) On the lands known as 108, 110, 142, 144, 146 and 148 Pandora Circle, and the lands known as 91 and 93 Sedgmount Dr., a **semi-detached house** is permitted if:

   (i) the minimum **lot frontage** is 18.0 metres for a **semi-detached house** and 9.0 metres for each **dwelling unit**; and

   (ii) if it complies with all the requirements of the RD zone.

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

(89) **Exception RD 89**

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

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(E) Of lands known as 1721, 1723, 1725 and 1727 Ellesmere Rd., the required parking space must be located in the residential building.

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

(90) Exception RD 90

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

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(C) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

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

(91) Exception RD 91

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Lawrence Ave. is 30.0 metres measured from the original centreline of Lawrence Ave.;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(D) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

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

(92) Exception RD 92

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(E) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

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

(93) Exception RD 93

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(E) The required parking space must be located in the residential building;

(F) The maximum height of a building or structure is the lesser of 4 storeys or 12.5 metres.

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

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

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres; and
(B) The minimum building setback from a side lot line that abuts a street is 9.0 metres.

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

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

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 9.0 metres; and
(C) The minimum building setback from a lot line that abut Bellamy Rd. is 22.0 metres measured from the original centreline of Bellamy Rd.

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

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

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(C) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

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

(97) Exception RD 97
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line abutting Greenbrea Circuit is 3.0 metres;
(B) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into that setback area;
(C) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(D) The maximum lot coverage is 50%; and
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street.

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

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

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Scarborough Golf Club Rd. is 22.0 metres measured from the original centreline of Scarborough Golf Club Rd.;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
(F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

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

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

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts Markham Rd. is 30.0 metres measured from the original centreline of Markham Rd.;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
(F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

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

(100) **Exception RD 100**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Scarborough Golf Club Rd. is 22.0 metres measured from the original centreline of the road;
(D) The minimum **building setback** from a **front lot line** is 7.5 where (c) does not apply;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(G) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections:
(A) On the lands known as 1, 16, 25 and 108 Chandler Dr., and lands known as 16 Fortune Gate and lands known as 137 and 139 Painted Post Dr., Schedule "C" Exception 2, of former City of Scarborough by-law 9510.

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

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Scarborough Golf Club Rd. or Orton Park Rd. is 22.0 metres, measured from the original centreline of the road;
(D) The minimum **building setback** from a **front lot line** is 7.5 where (c) does not apply;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(G) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections:
(A) On the lands known as 1, 16, 25 and 108 Chandler Dr., and lands known as 16 Fortune Gate and lands known as 137 and 139 Painted Post Dr., Schedule "C" Exception 2, of former City of Scarborough by-law 9510.
(F) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(G) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

Prevailing By-laws and Prevailing Sections:

(A) On land known as 4 Par Avenue the minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(B) On land known as 42, 70, 72, 120, 126 Botony Rd., and on land known as 34, 36 and 76 Madras Cres., Schedule "C" Exception 3, of former City of Scarborough by-law 9510.

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts Scarborough Golf Club Rd. or Orton Park Rd. is 22.0 metres, measured from the original centreline of the road;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

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

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Scarborough Golf Club Rd. or Orton Park Rd. is 22.0 metres, measured from the original centreline of the road;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The required parking space must be located in the residential building.

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

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts Orton Park Rd. is 22.0 metres, measured from the original centreline of the Orton Park Rd.;
(D) The minimum building setback from a side lot line is 1.0 metres on one side only; and
(E) The maximum lot coverage is 40%.

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

(105) Exception RD 105
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) The required **parking space** must be located in the **residential building**; and
(F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

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

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Orton Park Rd. is 22.0 metres, measured from the original centreline of the Orton Park Rd.;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

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

(107) **Exception RD 107**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**; and
(F) These lands must comply with exception 900.3.10(1462).

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

(108) **Exception RD 108**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**; and
(F) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abut Scarborough Golf Club Rd. is 22.0 metres measured from the original centreline of the road;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

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

(110) Exception RD 110
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(C) The required parking space must be located in the residential building.

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

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

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 3.0 metres; and
   (ii) 6.0 metres for the portion of the main wall of the building with access to a parking space; and
(B) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side;
(C) Nothing may encroach into a required side yard;
(D) On the lands municipally known as 45 Lampman Drive, the minimum building setback from a lot line that abuts the Highway 401 right-of-way is 13.5 metres;
(E) Minimum building setback from a side lot line that abuts a street is 2.5 metres; and
(F) The required parking space must be in the residential building.

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

[ By-law: 1007-2014 ]

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

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(C) These lands must comply with exception 900.3.10(1462).

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

(113) Exception RD 113
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abut Bellamy Rd. is 22.0 metres measured from the original centreline of Bellamy Rd.;
(B) The minimum building setback from a front lot line that abuts Ellesmere Rd. is 30.0 metres measured from the original centreline of Ellesmere Rd.;
(C) The minimum building setback from a side lot line is 1.2 metres; and
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres.

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

(114) Exception RD 114
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(C) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

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

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) An attached or detached garage may be located not less than a minimum 0.3 metres from a side lot line; and
(E) These lands must comply with exception 900.3.10(1462).

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

(116) Exception RD 116
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 7.5 metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) An attached or detached garage may be located not less than a minimum 0.3 metres from a side lot line; and
(F) These lands must comply with exception 900.3.10(1462).

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

(117) Exception RD 117
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 9.0 metres;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(D) An attached or detached garage may be located not less than a minimum 0.3 metres from a side lot line; and
(E) These lands must comply with exception 900.3.10(1462).

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

(118) Exception RD 118
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
(E) The required **parking space** must be located in the **residential building**; and
(F) These lands must comply with exception 900.3.10(1462).

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

(119) **Exception RD 119**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 7.5 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(D) The minimum **building setback** from a **rear lot line** that abuts a **lot** on Guildcrest Drive is 22.5 metres; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 15 and 21, of former City of Scarborough by-law 9676.

(120) **Exception RD 120**

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

Site Specific Provisions:

(A) The minimum frontage for a **corner lot** is 15.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(D) The minimum **building setback** from a **rear lot line** that abuts a **lot** on Guildcrest Drive is 22.5 metres; and
(E) These lands must comply with exception 900.3.10(1462).

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

(121) **Exception RD 121**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is 7.5 metres;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) Exceptions 4 of Exceptions List-Schedule "C" of former City of Scarborough zoning by-law 9676.
(122) **Exception RD 122**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Livingstone Rd. is 10.5 metres measured from the centreline of the road;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(F) These lands must comply with exception 900.3.10(1462).

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

(123) **Exception RD 123**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Livingstone Rd., Guildwood Parkway and Galloway Rd. is 22 metres measured from the original centreline of the road;
(D) The minimum **building setback** from a **front lot line** is 7.5 metres;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(G) These lands must comply with exception 900.3.10(1462).

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

(124) **Exception RD 124**

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

Site Specific Provisions

(A) The minimum frontage for a **corner lot** is 15.0 metres;
(B) The minimum **building setback** from a **lot line** that abuts Livingstone Rd. is 22 metres measured from the original centreline of the road;

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

(C) The minimum **building setback** from a **front lot line** is 7.5 metres;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(F) These lands must comply with exception 900.3.10(1462).

(125) **Exception RD 125**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(E) These lands must comply with exception 900.3.10(1462).

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

(126) Exception RD 126

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Galloway Rd. is 22 metres measured from the original centreline of the road;

(B) The minimum frontage for a corner lot is 15.0 metres;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and

(E) These lands must comply with exception 900.3.10(1462).

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

(127) Exception RD 127

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Galloway Rd. is 22 metres measured from the original centreline of the road;

(B) The minimum frontage for a corner lot is 15.0 metres;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and

(E) These lands must comply with exception 900.3.10(1462).

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

(128) Exception RD 128

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

Site Specific Provisions:

(A) The minimum frontage for a corner lot is 15.0 metres;

(B) The minimum building setback from a lot line that abuts Morningside Ave. is 22.0 metres measured from the original centreline of the road;

(C) The minimum building setback from a side lot line is:

   (i) 0.9 metres for lands municipally known as the even numbered lots 44 to 56 Poplar Rd. inclusive; and
   (ii) 1.2 metres in all cases;

(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and

(E) These lands must comply with exception 900.3.10(1462).

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

(129) Exception RD 129

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

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Guildwood Parkway is 22 metres measured from the original centreline of the road;

(B) The minimum building setback from a side lot line is 1.2 metres;

(C) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts Guildwood Parkway is 22 metres measured from the original centreline of the road;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(F) These lands must comply with exception 900.3.10(1462).

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

(131) Exception RD 131
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(C) These lands must comply with exception 900.3.10(1462).

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

(132) Exception RD 132
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Galloway Rd. is 22 metres measured from the original centreline of the road;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(D) The minimum building setback from a railway corridor is 30 metres; and
(E) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(C) The minimum building setback from a railway corridor is 30 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:
(A) The minimum frontage for a corner lot is 18.5 metres;
(B) The minimum building setback from a lot line that abuts Morningside Ave. is 22 metres measured from the original centreline of the road;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(E) The required parking space must be located in the residential building; and
(F) These lands must comply with exception 900.3.10(1462).

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

(135) Exception RD 135
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a lot line that abuts Galloway Rd. is 22 metres measured from the original centreline of the road;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.3.10(1462).

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

(137) Exception RD 137
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts a street is 10.5 metres;
(D) The minimum building setback from a side lot line is 1.2 metres; and
(E) These lands must comply with exception 900.3.10(1462).

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

(138) Exception RD 138
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line is 3.0 metres on one side and 0.3 metres on the other side;
(C) The minimum rear yard setback is 6.0 metres;
(D) A detached garage must be constructed and maintained with each residential building and is not subject to setback regulations from any lot line or building;
(E) The maximum lot coverage is 40%; and
(F) These lands must comply with exception 900.3.10(1462).

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

(139) Exception RD 139
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 17.5 metres measured from the centreline of the road allowance;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The required parking space must be located in the residential building; and
(D) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The required parking space must be located in the residential building;
(E) An attached or detached garage may be located not less than a minimum 0.3 metres from a side lot line; and
(F) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:
(A) a maximum of 1 detached house is permitted;
(B) the minimum lot frontage is 14.0 metres;
(C) the minimum lot area is 363.0 square metres;
(D) the maximum lot coverage is 43.0%;
(E) the maximum floor space index is 0.77;
(F) the minimum required building setbacks shall be as shown on Diagram 3 of By-law No. 1004-2014(OMB); and
(G) the maximum permitted height of a building or structure is the lesser of:
   (i) 2 storeys; and
(ii) the height in metres as shown on Diagram 3 of By-law No. 1004-2014(OMB).

(H) the established grade of these lands is 131.61 metres Canadian Geodetic Datum.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1004-2014(OMB) ]

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abut Birchmount Rd. is 22.0 metres from the original centreline of Birchmount Rd.;
(D) The minimum building setback from a lot line that abut Kennedy Rd. is 24.0 metres from the original centreline of Kennedy Rd.;
(E) The minimum building setback from a side lot line is 0.9 metres; and
(F) The minimum building setback from a side lot line that abuts a street is 3.6 metres.

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

(143) Exception RD 143
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abut a street is:
    (i) 22.0 metres, measured from the original centreline of the street, if the lot line abuts Birchmount Rd.;
    (ii) 16.0 metres, measured from the original centreline of the street in all other cases;
(D) The minimum building setback from a side lot line is 0.9 metres; and
(E) The minimum building setback from a side lot line that abuts a street is:
    (i) 15.5 metres measured from the centreline of Birchmount Rd., if the side lot line abuts Birchmount Rd.; and
    (ii) 2.4 metres in all other cases.

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

(144) Exception RD 144
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abut Kennedy Rd. is 27.0 metres from the original centreline of Kennedy Rd.;
(D) The minimum building setback from a side lot line is 0.9 metres; and
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres.

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

(145) Exception RD 145
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;
(D) The minimum **building setback from a side lot line** that abuts a **street** is 3.6 metres; and
(E) The required **parking space** must be located in the **residential building**.

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

(146) **Exception RD 146**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from the **front lot line** is 7.5 metres;
(D) The minimum **building setback** from a **lot line** that abut Birchmount Rd. is 22.0 metres from the original centreline of Birchmount Rd.; and
(E) The minimum **building setback** from a **side lot line** is 1.2 metres.

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

(147) **Exception RD 147**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0 metres measured from the original centreline of Birchmount Rd.;
(B) The minimum **building setback** from a **side lot line** is half the height of the **building**;
(C) The maximum **lot coverage** is 33%; and
(D) The maximum density is 50 **dwelling units** per hectare.

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

(148) **Exception RD 148**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(D) The minimum **building setback from a side lot line** that abuts a **street** is 3.6 metres.

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

(149) **Exception RD 149**

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

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;
(D) The minimum **building setback** from a **side lot line** that abuts **a street** is 3.6 metres; and
(E) The minimum **building setback** from a **lot line** that abut Ellesmere Rd. is 27.0 metres from the original centreline of Ellesmere Rd.

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

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

Site Specific Provisions:

(A) The minimum **building setback** from the **front lot line** is 7.5 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(C) The minimum **building setback** from a **side lot line** that abuts **a street** is 5.7 metres.

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

(151) **Exception RD 151**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(B) The minimum **building setback** from a **side lot line** that abuts **a street** is 5.7 metres.

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

(152) **Exception RD 152**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
(B) The required **parking space** must be located in the **residential building** and must be located a minimum of 6.0 metres from the **front lot line**; and
(C) The maximum **building** height is 11.0 metres.

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

(153) **Exception RD 153**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
(B) The **lot line** abutting the narrowest **street** must be the **rear lot line**, except on a **corner lot**;
(C) The minimum **rear yard setback** for a **building** on a **lot** with a breezeway connecting the **dwelling unit** to the garage is 12.5 metres;
(D) The maximum **building** height is 11.0 metres;
(E) A garage must be constructed in the **rear yard** of the **lot** and must be set back a minimum of 0.3 metres from a **rear lot line**;
(F) A common semi-detached breezeway may be centred on a common **side lot line**; and
(G) A detached garage connected to the **residential building** by a breezeway must be a minimum of 6.4 metres from any part or the rear wall of the **residential building**.
Prevailing By-laws and Prevailing Sections: (None Apply)

(154) Exception RD 154
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abut St. Clair Ave. is 22.0 metres from the original centreline of St. Clair Ave.;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(F) These lands must comply with exception 900.3.10(1462).

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

(155) Exception RD 155
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abut Kingston Rd. is 24.0 metres from the original centreline of Kingston Rd.;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:
(A) On lands municipally known as 171 Midland Ave., Schedule "C" Exception 26, of former City of Scarborough by-law 9364;
(B) On lands municipally known as 119 Chine Dr., Schedule "C" Exception 11, of former City of Scarborough by-law 9364;
(C) On lands municipally known as 129 and 131 Chine Dr., and on lands municipally known as 2627 Kingston Rd.; and on lands municipally known as 75 and 88 Kelsonia Ave., and on lands municipally known as 208 Scarboro Cres., and on lands municipally known 2, 9, 30 and 32 Cliffcrest Dr., Schedule "C" Exception 3, of former City of Scarborough by-law 9364;
(D) On lands municipally known as 42 and 44 Scarboro Cres., and on lands municipally known as 37 and 39 Midland Ave., Schedule "C" Exception 7, of former City of Scarborough by-law 9364; and
(E) On lands municipally known as 39 and 41 Cliffcrest Dr., Schedule "C" Exception 17, of former City of Scarborough by-law 9364.

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

Site Specific Provisions:
(A) The minimum building setback from a lot line that abut Kennedy Rd. is 22.0 metres from the original centreline of Kennedy Rd.;
(B) The minimum building setback from a side lot line is 0.45 metres;
(C) The minimum building setback from a side lot line that abuts a street is 2.4 metres; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:
(A) On the lands municipally known as 203 and 205 McIntosh St., Schedule "C" Exception 18, of former City of Scarborough by-law 9364.

(157) Exception RD 157

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

Site Specific Provisions

(A) The minimum building setback from a lot line that abut Birchmount Rd. is 22.0 metres from the original centreline of Birchmount Rd.;

(B) The minimum building setback from a side lot line is 0.3 metres;

(C) The minimum building setback from a side lot line that abuts a street is 1.5 metres; and

(D) These lands must comply with exception 900.3.10(1462).

(158) Exception RD 158

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from the front lot line is 4.5 metres;

(D) The minimum building setback from a side lot line is 0.3 metres;

(E) The minimum building setback from a side lot line that abuts a street is 1.5 metres; and

(F) These lands must comply with exception 900.3.10(1462).

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

(159) Exception RD 159

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and [By-law: 1124-2018]

(E) These lands must comply with exception 900.3.10(1462).

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

(160) Exception RD 160

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 0.9 metres;

(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres;

(E) These lands must comply with exception 900.3.10(1462); and

(F) On the lands municipally known in the year 2010 as 28 and 30 Glen Everest Rd., the minimum front yard setback is 8.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
(161) **Exception RD 161**

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

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abut Kennedy Rd. is 22.0 metres from the original centreline of Kennedy Rd.;

(B) The minimum **building setback** from a **side lot line** is 0.45 metres;

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

(D) The required **parking space** must be located in an enclosed **building**; and

(E) These lands must comply with exception 900.3.10(1462).

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

(162) **Exception RD 162**

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

**Site Specific Provisions:**

(A) The minimum **building setback** from a **side lot line** is 0.45 metres;

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

(C) The required **parking space** must be located in an enclosed **building**; and

(D) These lands must comply with exception 900.3.10(1462).

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

(163) **Exception RD 163**

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

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abut Kennedy Rd. is 22.0 metres from the original centreline of Kennedy Rd.;

(B) The minimum **building setback** from a **side lot line** is 0.45 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres;

(D) The maximum **lot coverage** is 36%; and

(E) These lands must comply with exception 900.3.10(1462).

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

(164) **Exception RD 164**

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

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 0.3 metres;

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

(E) The required **parking space** must be located in an enclosed **building**; and

(F) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.3 metres;
(B) The minimum building setback from a side lot line that abuts a street is 2.4 metres;
(C) The minimum building setback from a rear lot line is 3.0 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

(166) Exception RD 166
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.45 metres;
(B) The minimum building setback from a side lot line that abuts a street is 2.4 metres; and
(C) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Victoria Park Ave., Pharmacy Ave. is 22.0 metres from the centreline of that street;
(D) minimum building setback from a side lot line is 0.9 metres; and
(E) minimum building setback from a side lot line that abuts a street is 4.5 metres.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 'D', of former City of Scarborough by-law 8978.

(168) Exception RD 168
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum front yard setback is 4.5 metres;
(D) The minimum building setback from a front lot line that abuts Victoria Park Ave., Pharmacy Ave. is 22.0 metres from the centreline of that street;
(E) minimum building setback from a side lot line is 0.9 metres; and
(F) minimum building setback from a side lot line that abuts a street is 4.5 metres.

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

(169) Exception RD 169
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **front yard setback** is 4.5 metres;
(B) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave., Pharmacy Ave. is 22.0 metres from the centreline of that **street**;
(C) Minimum **building setback** from a **side lot line** is 0.9 metres; and
(D) Minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

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

(170) **Exception RD 170**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the date of enactment of this By-law;
(B) The minimum **lot area** is that which existed on the date of enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

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

(171) **Exception RD 171**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres; and
(C) The maximum **lot coverage** is 45%.

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

(172) **Exception RD 172**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
(C) The maximum **lot coverage** is 45%; and
(D) The minimum **rear yard setback** is 10 metres.

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

(173) **Exception RD 173**

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

Site Specific Provisions:

(A) The minimum **front yard setback** is 4.5 metres;
(B) The **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
(D) The required **parking space** must be located in an enclosed **building**;
(E) The maximum **building height** is 10.5 metres;
(F) A minimum of 35% of the **front yard** must be used for **soft landscaping**;
(G) The minimum **rear yard setback** is 6.0 metres;
(H) On the **lot** municipally known as 1 Broderick Place:
   (i) despite the (A) above the minimum **building setback** from a **front lot line** is 6.0 metres;
   (ii) despite the (C) above the minimum **building setback** from a **side lot line** is 4.5 metres if it abuts a street and 1.2 metres in all other cases;
   (iii) despite (F) above, 100% of the **front yard** must be used for landscaping and 75% of the landscaping must be **soft landscaping**;
   (iv) a minimum of 50% of the **side yard** must be used for **soft landscaping**; and
   (v) a minimum of 100% of the **rear yard** located within 4.5 metres of a **lot line** abutting a **street** must be used for **soft landscaping**;
(I) On the **lots** municipally known as 17 & 19 Broderick Place, despite (H) above the minimum **building setback** from a **rear lot line** is 4.75 metres, measured from the midpoint of the rear **main wall**, and no part of the rear **main wall** may be less than 3.25 metres from the **rear lot line**; and
(J) On the **lot** municipally known as 5 Broderick Place:
   (i) despite the (C) above, the minimum **building setback** from a **side lot line** is 3.0 metres if it abuts a street and 0.6 metres in all other cases;
   (ii) a minimum of 50% of the **side yard** must be used for **soft landscaping**;
   (iii) a minimum of 100% of the **rear yard** located within 3.0 metres of a **lot line** abutting a **street** must be used for **soft landscaping**; and
   (iv) the longest of the **lot lines** that abuts a **street** is the front line.

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

(174) **Exception RD 174**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 85 Keeler Boulevard, Clauses 10.20.40.20, 10.20.40.30 and 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a building, structure, addition or enlargement if it complies with (B) below;

(B) These standards apply:
   (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between buildings must be 2.4 metres;
   (ii) The minimum **rear yard building setback** is 7.5 metres;
   (iii) Maximum floor area 320 square metres;
   (iv) An attached garage must be erected with each dwelling unit; and
   (v) A sales office and model home, used exclusively for the initial sale of dwelling units is permitted.

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

[ By-law: 387-2015 ]

(175) **Exception RD 175**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 9 metres;
(B) The minimum **side yard setback** is 1.8 metres on each side for a one- storey building, plus 0.6 metres for each additional storey or portion thereof;
(C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;
(D) The maximum **lot coverage** for ancillary buildings is 5%;

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(E) The maximum total floor area for ancillary buildings is 100 square metres; and
(F) A front yard with a lawfully existing driveway with two points of access to the same street is not required to meet the front yard landscaping requirements of 10.5.50.10(1).

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

(177) Exception RD 177
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum front yard setback is 4.5 metres;
(B) The minimum building setback from any side lot line is 0.9 metres; and
(C) The maximum lot coverage is 33%.

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

(178) Exception RD 178
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum front yard setback is 4.5 metres;
(B) The minimum building setback from a front lot line that abuts Victoria Park Ave. is 22 metres from the centreline of that street;
(C) The minimum side yard setback is:
   (i) 0.9 metres for the north side yard setback; and
   (ii) 0.4 metres and 0.6 metres from the south side yard setbacks for 901 Victoria Park Ave. and 901A Victoria Park Ave.; and
(D) The maximum lot coverage is 40%.

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

(179) Exception RD 179
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line that abuts Victoria Park Ave. is 22 metres from the centreline of that street;
(B) The main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(C) The minimum building setback from a side lot line is 0.6 metres on the north side and 0.9 metres on the south side; and
(D) The maximum lot coverage is 40%.

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

(180) Exception RD 180
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.9 metres on one side and 0.3 metres on the other side; and
(B) The maximum lot coverage is 40%.

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

(181) Exception RD 181
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres on one side and 0.3 metres on the other side;
(B) The maximum lot coverage is 40%; and
(C) The lot known as 60 Maybourne Avenue as it existed on May 13, 1998 may have a parking space and driveway with a width of 2.45 metres.

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

(182) Exception RD 182

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

Site Specific Provisions:

(A) Maximum lot coverage 30%;
(B) Minimum building setback from the front lot line of 7.5 metres;
(C) Minimum building setback from the side lot line of 1.2 metres; and
(D) Minimum building setback from a rear lot line of 7.5 metres. For the purpose of this exception the rear lot line is the lot line running parallel to Don Mills Rd.

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

(183) Exception RD 183

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

Site Specific Provisions:

(A) In Area C as identified on Diagram 3 of By-law 1339-2015:
   (i) Despite regulations 10.20.30.20(1) (A) and (B), the required minimum lot frontage is 12.0 metres;
   (ii) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of storeys is 2;
   (iii) Despite regulation 10.20.40.70(2), the required minimum rear yard setback is 6.5 metres;
   (iv) Despite regulation 10.20.40.70(3), the required minimum side yard setback of 1.2 metres from one side lot line and 0.6 metres from the other side lot line; and
   (v) On the side with the 1.2 metre building setback, the required minimum side yard separation distance between buildings is 2.4 metres.
(B) In Area D as identified on Diagram 3 of By-law 1339-2015:
   (i) Despite regulations 10.20.30.20(1) (A) and (B), the required minimum lot frontage is 9.5 metres;
   (ii) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of storeys is 2;
   (iii) Despite regulation 10.20.40.70(2), the required minimum rear yard setback is 6.5 metres;
   (iv) Despite regulation 10.20.40.70(3) the required minimum side yard setback is 1.2 metres from one side lot line and 0.6 metres from the other side lot line; and
   (v) On the side yard with the 1.2 metre building setback, the required minimum side yard separation distance between buildings is 2.4 metres.
(C) In Area E as identified on Diagram 3 of By-law 1339-2015:
   (i) Despite regulations 10.20.30.20(1) (A) and (B), the required minimum lot frontage is 16.0 metres;
   (ii) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of storeys is 2;
   (iii) Despite regulation 10.20.40.70(2), required minimum rear yard setback is 6.5 metres; and
   (iv) Despite regulation 10.20.40.70(3), the required minimum side yard setback is 1.2 metres from the north side lot line and 3.2 metres from the south side lot line.
Prevailing By-laws and Prevailing Sections:

[ By-law: 1339-2015 ]

(184) Exception RD 184

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

Site Specific Provisions:

(A) Despite Clause 10.20.30.40, the permitted maximum lot coverage is 39%;
(B) Despite Regulation 10.20.40.10(1), the permitted maximum height for a building or structure is shown on Diagram 3 of By-law 281-2016;
(C) The portion of the building or structure identified as having a height above 11.1 metres (HT 11.1m) to a maximum of 12.9 metres (HT 12.9m), as shown on Diagram 3 of By-law 281-2016, may be used for elements of the functional operation of the building only;
(D) Despite Regulation 10.5.40.70(1), the required minimum front yard setback is 12 metres;
(E) Despite Regulation 10.20.40.70(2), the required minimum rear yard setback is 21 metres;
(F) Despite Regulation 10.20.40.70(5), the required minimum side yard setback is 3 metres;
(G) Despite Regulation 10.20.20.100(8)(c), for a Place of Worship, the permitted maximum gross floor area is 2,540 square metres, of which the worship area must not exceed 216 square metres;
(H) Despite Regulation 150.50.50.10(1)(b), for a Place of Worship, a required minimum of 60% of the front yard must be landscaping, of which 60% must be soft landscaping;
(I) Despite Regulations 150.50.50.10(1)(a) and 150.50.50.10(1)(c), for a Place of Worship, where the lot abuts a lot in the Residential Zone category or the Residential Apartment Zone category, there must be, along the entire length of the part of the lot line abutting that lot:
   (i) a 1.8 metre wide strip of soft landscaping, in the case of a side lot line;
   (ii) a 3.0 metre wide strip of soft landscaping, in the case of a rear lot line; and
   (iii) a fence;
(J) Despite Table 200.5.10.1 and Regulation 200.15.10(1), for a Place of Worship and a Day Nursery, the required minimum number of parking spaces is 16, of which 1 parking space must comply with the minimum dimensions for an accessible parking space;
(K) Despite Section 200.15.1.5, for a Place of Worship, accessible parking spaces must be the parking spaces located:
   (i) closest to a main pedestrian access to a building from the parking garage; and
   (ii) at the same level as the pedestrian access to the building from the parking garage;
(L) Despite Table 230.5.10.1(1), for a Place of Worship, 6 short-term bicycle parking spaces are required.

Prevailing By-laws and Prevailing Sections:

[ By-law: 281-2016 ]

(186) Exception RD 186

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

Site Specific Provisions:

(A) each of two of the parcels of land may be used for a detached house with:
   (i) a minimum building setback from a front lot line of 7.6 metres;
   (ii) Minimum building setback from the side lot line of:
      (a) 1.2 metres for a one storey building; and
      (b) 1.2 metres on one side and 1.8 metres on the other side if there is more than one storey; and
   (iii) Minimum building setback from a rear lot line of 3.3 metres.

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

(187) Exception RD 187
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 9.0 metres;
(B) The minimum side yard setback is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

Exception RD 188
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 9.0 metres;
(B) The minimum side yard setback is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) These lands must comply with exception 900.3.10(1462).

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

Exception RD 189
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.0 metres and is required for one side yard only;
(B) The maximum lot coverage is 50%; and
(C) The parking space must be located in the residential building.

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

Exception RD 190
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.2 metres;
(B) The minimum building setback from a front lot line is 7.5 metres;
(C) The maximum lot coverage is 50%;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) These lands must comply with exception 900.3.10(1462).

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

Exception RD 191
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 5.7 metres;  
(C) The minimum building setback from a front lot line that abuts McCowan Rd. is 22.0 metres from the centreline on the original road allowance; and  
(D) These lands must comply with exception 900.3.10(1462).

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

(192) Exception RD 192
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:  
(A) The required minimum lot frontage is that which existed on the date of the enactment of this By-law;  
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;  
(C) The minimum building setback from a front lot line that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;  
(D) The minimum side yard setback is 1.2 metres;  
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and  
(F) These lands must comply with exception 900.3.10(1462).

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

(193) Exception RD 193
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:  
(A) The minimum building setback from a front lot line that abuts McCowan Rd. is 22.0 metres from the centreline on the original road allowance;  
(B) The minimum side yard setback is 0.9 metres;  
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;  
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and  
(E) These lands must comply with exception 900.3.10(1462).

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

(194) Exception RD 194
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:  
(A) The minimum building setback from a front lot line is 7.5 metres;  
(B) The minimum side yard setback is 0.9 metres;  
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;  
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and  
(E) These lands must comply with exception 900.3.10(1462).

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

(195) Exception RD 195
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
(B) The minimum side yard setback is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) On 26 and 26A Anson Avenue, Schedule "C" Exception 40 of former City of Scarborough by-law 9396. [ By-law: 1124-2018 ]

(196) Exception RD 196
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Brimley Rd. or St. Clair Ave. is 22.0 metres from the centreline on the original road allowance;
(D) The minimum side yard setback is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(F) These lands must comply with exception 900.3.10(1462).

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

(197) Exception RD 197
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum side yard setback is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 2.4 metres;
(C) These lands must comply with exception 900.3.10(1462); and
(D) On the lands known as 2955 Kingston Road the following applies:

   (i) In addition to the uses permitted in the RD zone by Article 10.20.20, the following uses are also permitted within a Mixed Use Building with a maximum gross floor area of 170 square metres that complies with the permitted maximum lot coverage, required minimum building setbacks and permitted maximum height for a building in the RD zone:
       (a) Office;
       (b) Medical Office; and
       (c) Clinic;

   (ii) Despite regulation 10.20.20.10(1), a Dwelling Unit is permitted within a Mixed Use Building;

   (iii) Despite regulation 10.5.50.10(1), a minimum of 35% of the Front Yard must be Soft Landscaping;

   (iv) Despite regulation 10.5.50.10(2) a minimum of 40% of the Side Yard abutting Cathedral Bluffs Drive must be Soft Landscaping;

   (v) Despite regulation 10.5.80.10 (3) a maximum of four (4) Parking Spaces are permitted in the Front Yard; and

   (vi) Despite regulation 10.5.80.40 (3) vehicle access to Parking Spaces on the lot may be from Kingston Road.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 12, of former City of Scarborough by-law 9396. [ By-law: 1019-2014 ]

(198) Exception RD 198
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

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

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum side yard setback is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exceptions 14, 16, 18 of former City of Scarborough by-law 9396.

(199) Exception RD 199
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum building setback from the front line is 9.0 metres;
(B) The minimum side yard setback is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exceptions 5 and 13 of former City of Scarborough by-law 9396.

(200) Exception RD 200
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) Minimum side yard setback is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The elevation of the finished basement floor must be a minimum of 3.6 metres higher than the level of the invert of the creek;
(F) These lands must comply with exception 900.3.10(1462); and
(G) On the lands municipally known in the year 2010 as 1 and 95 Meadowcliffe Dr., 5 and 23 Pine Ridge Dr. and 3 and 10 Ledge Rd., only one detached house is permitted.

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

(201) Exception RD 201
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum side yard setback is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exceptions 14, 16, 18 of former City of Scarborough by-law 9396.
(202) Exception RD 202
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from the front line is 9.0 metres;
(D) The minimum **side yard setback** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(F) These lands must comply with exception 900.3.10(1462).

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

(203) Exception RD 203
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **side yard setback** is 0.9 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
(E) These lands must comply with exception 900.3.10(1462).

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

(204) Exception RD 204
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from the front line is 9.0 metres;
(D) The minimum **side yard setback** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
(F) These lands must comply with exception 900.3.10(1462).

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

(205) Exception RD 205
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **side yard setback** is 0.9 metres;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(C) The elevation of the finished **basement** floor must be a minimum of 3.6 metres higher than the level of the invert of the creek; and
(D) These lands must comply with exception 900.3.10(1462).

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

(206) Exception RD 206
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from the front line is 9.0 metres;
(B) The minimum **side yard setback** is 0.9 metres;
(C) The required **parking space** must be located in the residential building; and
(D) These lands must comply with exception 900.3.10(1462).

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

(207) **Exception RD 207**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **side yard setback** is 0.9 metres;
(B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(C) The required **parking space** must be located in the residential building; and
(D) These lands must comply with exception 900.3.10(1462).

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

(208) **Exception RD 208**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **side yard setback** is 0.9 metres;
(B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(C) The required **parking space** must be located in the residential building; and
(D) A below grade parking **structure** is permitted in any yard if it is set back from a **lot line** abutting a **street** the greater of:
   (i) 3.0 metres; or
   (ii) a distance equal to the distance from the below grade floor of the parking **structure** to grade; and
(E) These lands must comply with exception 900.3.10(1462).

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

(209) **Exception RD 209**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from the front line is 9.0 metres;
(B) The minimum **side yard setback** is 0.9 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

(210) **Exception RD 210**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **side yard setback** is 1.2 metres;
(D) The required **parking space** must be located in the **residential building**;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(F) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:**
(A) Schedule "C" Exception 47 of former City of Scarborough by-law 9396.

(211) **Exception RD 211**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side only;
(B) The maximum **lot coverage** is 40%;
(C) The required **parking space** must be located in the **residential building**; and
(D) These lands must comply with exception 900.3.10(1462).

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

(212) **Exception RD 212**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** abutting:
   (i) Pine Ridge Dr. is 12 metres;
   (ii) Meadowcliffe Dr. is 6 metres;
(B) The minimum **side yard setback** is 0.9 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(D) The maximum number of **storeys** permitted excluding the **basement** is 2; and
(E) These lands must comply with exception 900.3.10(1462).

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

(213) **Exception RD 213**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted in the zone the lands may be used for the parking of **vehicles** in conjunction with the abutting commercial site west of this **lot**.

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

(214) **Exception RD 214**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

**Prevailing By-laws and Prevailing Sections:**
(A) Former City of North York by-law 30553.

(215) Exception RD 215
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, a medical office is also permitted if:

(i) the maximum gross floor area of the building is not more than 400 square metres, excluding mechanical and storage areas in the basement and cellar used only for storage, and electrical and mechanical equipment;
(ii) the minimum building setback from the front lot line is not less than 5.8 metres; and
(iii) the minimum side yard setback is not less than 1.2 metres for a one storey building and 1.8 metres for a two storey building.

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

(216) Exception RD 216
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, a tailor shop is also permitted if:

(i) it is operated by a resident of the building;
(ii) the maximum gross floor area of the tailor shop is not more than 40 square metres;
(iii) the activities of the tailor shop are limited to repairs and alterations of clothing and the tailoring of clothing and does not involve the sales of any goods other than the clothing repaired, altered, or tailored on the premises and no dry cleaning or automatic pressing of clothing; and
(iv) there must be no employees unless they are residents of the building.

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

(217) Exception RD 217
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, a nursing home is also permitted.

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

(218) Exception RD 218
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, the lot may be used for parking spaces for vehicles associated with 6191 Yonge St., if:

(i) no vehicle access to or from Otonabee Ave.;
(ii) the minimum width of a two-way parking aisle is 6.0 metres;
(iii) the minimum width of angled parking spaces is 5.5 metres; and
(iv) the minimum width of a two-way driveway is 5.8 metres.

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

(219) Exception RD 219
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, the lot may be used for a parking lot.

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

(220) Exception RD 220
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, the lot may be used for a parking lot.

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

(221) Exception RD 221
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, the lot may be used for a business office if:
   (i) the office is for the use of the residents of the building only;
   (ii) the maximum interior floor area used for office is 13 square metres; and
   (iii) the minimum side yard setback is 1.8 metres.

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

(222) Exception RD 222
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, the lot may be used for a retirement home if:
   (i) it is a maximum of two storeys;
   (ii) there is a maximum of 18 bedrooms;
   (iii) the minimum side yard setback is 1.8 metres; and
   (iv) there is no on-site incineration of garbage and refuse.

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

(223) Exception RD 223
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Clause 10.20.40.20, Building Length, and Clause 10.20.40.30, Building Depth, do not apply.

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 29541.

(224) Exception RD 224
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions
(A) An office use within the existing dwelling is permitted, if:
   (i) additions to the existing dwelling or garage are not permitted; and
   (ii) 4 parking spaces of which 2 must be in the garage and 2 in the driveway, must be maintained.

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

(225) Exception RD 225
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from Brimley Rd. is 7.5 metres;
   (B) The minimum building setback from a side lot line is 1.0 metres on one side only;
   (C) The minimum building setback from a rear lot line is 4.5 metres;
   (D) The maximum lot coverage is 40%;
   (E) The required parking space must be located in the residential building; and
   (F) These lands must comply with exception 900.3.10(1462).

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

(226) Exception RD 226
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a side lot line is 1.0 metres on one side only;
   (B) The maximum lot coverage is 40%;
   (C) The required parking space must be located in the residential building; and
   (D) These lands must comply with exception 900.3.10(1462).

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

(227) Exception RD 227
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a side lot line is 1.2 metres on one side only;
   (B) The maximum lot coverage is 40%;
   (C) The required parking space must be located in the residential building;
   (D) The minimum building setback from a lot line that abuts Comrie Terrace is 6.0 metres; and
   (E) These lands must comply with exception 900.3.10(1462).

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

(228) Exception RD 228
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback is:
      (i) 4.8 metres from the front lot line;
      (ii) 0.3 metres from the south-east side lot line; and
      (iii) 4.9 metres from the north-west side lot line;
   (B) The maximum building length is 15.00 metres; and
(C) A platform may encroach into a required front yard setback a maximum of 1.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 551-2016 ]

(229) Exception RD 229
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum side yard setback is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(E) An attached or detached garage must be set back a minimum of 0.6 from a side lot line that does not abut a street.

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

(230) Exception RD 230
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Birchmount Rd. or Danforth Rd. is 22.0 metres from the centreline on the original road allowance;
(D) The minimum side yard setback is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(231) Exception RD 231
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts St. Clair Ave. is 22.0 metres from the centreline on the original road allowance;
(D) The minimum side yard setback is 1.2 metres; and
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres.

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

(232) Exception RD 232
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;

(D) The minimum **side yard setback** is 1.2 metres; and

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

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

### Exception RD 233

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

**Site Specific Provisions:**

(A) Regulation 10.5.40.70(1), "Front Yard Setback - Averaging", does not apply;

(B) Despite Regulation 10.5.40.60(6)(A), a bay window, box window, or other window projection from a **main wall** of a **building**, which increases floor area or enclosed space and may or may not touch the ground, may encroach into a required minimum **front yard setback** or minimum **rear yard setback** a maximum of 0.75 metres, if the window projections in total do not occupy more than 65 percent of the width of the **front wall** or **rear main wall** at each **storey**;

(C) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 9.5 metres;

(D) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is 1.2 metres;

(E) Despite Clause 10.20.40.70, the required minimum **front yard setback**, **rear yard setback**, and **side yard setback** for Lots 18 and 22 are as shown on Diagram 6, of By-law 685-2016;

(F) Despite Regulation 10.20.40.30, the permitted maximum **building depth** for Lot 1, as shown on Diagram 2, of By-law 685-2016, is 22.5 metres;

(G) Despite Regulation 10.20.40.30, the permitted maximum **building depth** for Lot 7, as shown on Diagram 2, of By-law 685-2016, is 20.5 metres;

(H) Despite Regulation 10.20.40.30, the permitted maximum **building depth** for Lot 17, as shown on Diagram 2, of By-law 685-2016, is 19.5 metres;

(I) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Lot 7, as shown on Diagram 2, of By-law 685-2016, is 16.5 metres; and

(J) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Lots 2, 8 to 13 inclusive, 17, and 22, as shown on Diagram 2, of By-law 685-2016, is 17.0 metres.

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

[By-law: 685-2016 Enacted]

### Exception RD 234

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

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** that abuts Midland Ave., is 22.0 metres from the centreline on the original road allowance;

(B) The minimum **side yard setback** is 1.2 metres; and

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

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

### Exception RD 235

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

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** that abuts McCowan Road, is 22.0 metres from the centreline on the original road allowance;

(D) The minimum **side yard setback** is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(G) On 25 Durrington Crescent:
   (i) The requirements of (A), (B), (C), (D) and (E) above, do not apply to a transportation use;
   (ii) Regulations 10.5.40.70(1), 10.20.30.40(1), and clause 10.20.40.70 do not apply to a transportation use;
   (iii) Despite clause 10.5.40.40 floor space index is calculated only for the above ground portion of a building or structure with a transportation use; and
   (iv) Despite regulation 10.20.40.40(1), the maximum permitted floor space index for a building with a transportation use is 1.0. [By-law: 805-2019]

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

(236) Exception RD 236
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
   (B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
   (C) The minimum building setback from a front lot line that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
   (D) The minimum side yard setback is 1.2 metres;
   (E) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
   (F) An attached or detached garage must be set back a minimum of:
      (i) 6.0 metres from a lot line that abuts a street and where the vehicle entrance to the garage also faces the street; and
      (ii) 3.0 metres in all other cases

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

(237) Exception RD 237
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
   (B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
   (C) The minimum building setback from a front lot line that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
   (D) The minimum side yard setback is 0.9 metres;
   (E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
   (F) An attached or detached garage must be set back a minimum of:
      (i) 6.0 metres from a lot line that abuts a street and where the vehicle entrance to the garage also faces the street; and
      (ii) 3.0 metres in all other cases

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

(238) Exception RD 238
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;

(D) The minimum **side yard setback** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and

(F) An attached or detached garage must be set back a minimum of:

   (i) 6.0 metres from a **lot line** that abuts a **street** and where the **vehicle** entrance to the garage also faces the **street**; and

   (ii) 3.0 metres in all other cases.

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

(239) Exception RD 239

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

Site Specific Provisions:

   (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

   (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

   (C) The minimum **side yard setback** is 1.2 metres; and

   (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

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

(240) Exception RD 240

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

Site Specific Provisions:

   (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

   (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

   (C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;

   (D) The minimum **side yard setback** is 1.2 metres; and

   (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

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

(241) Exception RD 241

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

Site Specific Provisions:

   (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

   (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

   (C) The minimum **side yard setback** is 1.2 metres;

   (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and

   (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

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

(242) Exception RD 242
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 22.0 metres from the centreline on the original road allowance;
(D) The minimum **side yard setback** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

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

(243) Exception RD 243

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

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law, except that the minimum **lot frontage** for a **corner lot** is 18.0 metres;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **side yard setback** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(E) The elevation of any floor below **established grade** must be a minimum of 3.6 metres above elevation of Highland Creek; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

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

(244) Exception RD 244

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

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts Brimley Road or McCowan Road, is 22.0 metres from the centreline on the original road allowance;
(D) The minimum **building setback** from a **front lot line** that abuts Brimley Road, is 30.0 metres from the centreline on the original road allowance;
(E) The minimum **side yard setback** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(H) On 1072 McCowan Road:
   (i) The requirements of (A), (B), (C), (E) and (F) above, do not apply to a **transportation use**;
   (ii) Regulations 10.5.40.70(1), 10.20.30.40(1), and clause 10.20.40.70 do not apply to a **transportation use**;
   (iii) Despite clause 10.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
(iv) Despite regulation 10.20.40.40(1), the maximum permitted floor space index for a building with a transportation use is 1.0. [By-law: 805-2019]

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

(245) Exception RD 245

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The maximum lot coverage for all buildings is 40%;
(D) The minimum side yard setback is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

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

(246) Exception RD 246

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
(D) The minimum side yard setback is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(247) Exception RD 247

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
(D) The minimum side yard setback is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) The elevation of any floor below established grade must be a minimum of 3.6 metres above elevation of Highland Creek.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions "D" and "E", of former City of Scarborough by-law 9350.

(248) Exception RD 248
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Ellesmere Rd., is 30.0 metres from the centreline on the original road allowance;
(D) The minimum side yard setback is 1.2 metres; and
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres.

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

(249) Exception RD 249
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
(B) The minimum side yard setback is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(250) Exception RD 250
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum side yard setback is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(251) Exception RD 251
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts McCowan Rd., is 22.0 metres from the centreline on the original road allowance;
(D) The minimum side yard setback is 1.2 metres; and
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres.

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

(252) Exception RD 252
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum side yard setback is 0.45 metres;
   (B) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
   (C) These lands must comply with exception 900.3.10(1462).

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

(253) Exception RD 253
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
   (B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
   (C) The minimum side yard setback is 0.45 metres; and
   (D) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
   (E) These lands must comply with exception 900.3.10(1462).

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

(254) Exception RD 254
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum side yard setback is 0.9 metres;
   (B) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
   (C) These lands must comply with exception 900.3.10(1462).

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

(255) Exception RD 255
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum side yard setback is 0.9 metres;
   (B) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
   (C) The minimum front yard setback is 20.5 metres from the original centreline of the street; and
   (D) These lands must comply with exception 900.3.10(1462).

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

(256) Exception RD 256
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum side yard setback is 1.2 metres;
   (B) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
   (C) These lands must comply with exception 900.3.10(1462).

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

(257) Exception RD 257
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(C) The minimum building setback from the original centreline of Kingston Rd. is 30.0 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

(258) Exception RD 258
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(C) Maximum 2 storeys excluding basement;
(D) If on the date of the enactment of this by-law an existing lawfully created lot has a lot area less than that required by this By-law, then the minimum lot area for that lot is the lot area that existed on the date of the enactment of this By-law; and
(E) These lands must comply with exception 900.3.10(1462).

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

(259) Exception RD 259
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(C) The minimum building setback from the original centreline of Kingston Rd. is 22.0 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

(260) Exception RD 260
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Maximum lot coverage is 40%;
(B) The minimum rear yard setback is 6.0 metres;
(C) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(D) The minimum side yard setback is 1.2 metres;
(E) The minimum side yard setback for a garage is 0.3 metres; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 18 of former City of Scarborough by-law 8786 applies to the lands collectively shown as Exception 18 in Scarborough by-law 8786.

(261) Exception RD 261
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Maximum **lot coverage** is 40%;
(B) The minimum **side yard setback** is:
   (i) 1.0 metres from the southern **side lot line**; and
   (ii) 0.5 metres from the northern **side lot line**;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
(D) The maximum **lot coverage** is 50%; and
(E) These lands must comply with exception 900.3.10(1462).

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

(262) **Exception RD 262**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **side yard setback** is 0.9 metres;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
(C) The minimum **building setback** from the original centreline of Danforth Ave. is 22.0 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

(263) **Exception RD 263**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **side yard setback** is 1.0 metres on one side only;
(B) The maximum **lot coverage** is 50%;
(C) An attached or detached garage must be set back a minimum of:
   (i) 6.0 metres from a **lot line** that abuts a **street** and where the **vehicle** entrance to the garage also faces the **street**; and
   (ii) 3.0 metres in all other cases; and
(D) These lands must comply with exception 900.3.10(1462).

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

(264) **Exception RD 264**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **side yard setback** is 1.0 metres on one side only;
(D) The maximum **lot coverage** is 50%;
(E) An attached or detached garage must be set back a minimum of:
   (i) 6.0 metres from a **lot line** that abuts a **street** and where the **vehicle** entrance to the garage also faces the **street**; and
(ii) 3.0 metres in all other cases; and

(F) These lands must comply with exception 900.3.10(1462).

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

(265) Exception RD 265

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(E) The required parking space must be located in the residential building;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

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

(266) Exception RD 266

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts Brimley Rd. is 22.0 metres measured from the original centreline of Brimley Rd.;
(B) The minimum building setback from a side lot line is 1.2 metres; and
(C) The minimum building setback from a side lot line that abuts a street is 5.7 metres.

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

(267) Exception RD 267

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 9.0 metres;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 2.4 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) These lands must comply with exception 900.3.10(1462).

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

(A) Performance Standard 1 of Schedule "B" of the Agincourt Community By-law 10076. [By-law: 503-2018 Enacted]

(268) Exception RD 268

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres on one side only;
(D) The maximum lot coverage is 50%;
(E) The minimum building setback from a front lot line is 3.0 metres;
(F) The main wall with an entrance to the parking space, and which also faces a street, must be set back a minimum of 6.0 metres from the lot line that abuts the street; and
(G) These lands must comply with exception 900.3.10(1462).

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

(269) Exception RD 269

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

Site Specific Provisions:

(A) The minimum lot frontage for a corner lot is 15.0 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(D) The minimum building setback from a front lot line that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.;
(E) All lands located with 3.0 metres of a lot line abutting Highway 401 must be used for soft landscaping purposes;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

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

(270) Exception RD 270

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

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

(271) Exception RD 271

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 2.4 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(272) **Exception RD 272**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 9.0 metres;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 2.4 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(E) The minimum building setback from a front lot line that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.; and
(F) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The required parking space must be located in the residential building;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

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

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

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

(C) The minimum building setback from a front lot line that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) The required **parking space** must be located in the **residential building**;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.; and
(H) These lands must comply with exception 900.3.10(1462).

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

(276) **Exception RD 276**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(E) The required **parking space** must be located in the **residential building**;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(G) These lands must comply with exception 900.3.10(1462).

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

(277) **Exception RD 277**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(F) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.; and
(G) These lands must comply with exception 900.3.10(1462).

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

(278) **Exception RD 278**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum **building setback** from a **side lot line** is 1.2 metres;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(D) These lands must comply with exception 900.3.10(1462).
(279) Exception RD 279

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

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The required parking space must be located in the residential building;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

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

(280) Exception RD 280

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 9.0 metres;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 2.4 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(E) The minimum building setback from a front lot line that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.; and
(F) These lands must comply with exception 900.3.10(1462).

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

(281) Exception RD 281

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 7.5 metres;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 2.4 metres; and
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(282) Exception RD 282

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

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The required parking space must be located in the residential building; and
(C) These lands must comply with exception 900.3.10(1462).

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

(283) Exception RD 283
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.2 metres;
(B) The required **parking space** must be located in the **residential building**;
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(D) These lands must comply with exception 900.3.10(1462).

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

(284) **Exception RD 284**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
(D) The maximum **lot coverage** is 50%;
(E) The required **parking space** must be located in the **residential building**; and
(F) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 6.0 metres to the **vehicle** entrance to the **building**; and
   (ii) 3.0 to all other parts of the **building**;
(G) These lands must comply with exception 900.3.10(1462).

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

(285) **Exception RD 285**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
(F) The portion of **building** with a **parking space** may be located in a **side yard** if it is at least 0.3 metres from the **side lot line**.

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

(286) **Exception RD 286**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres.

Prevailing By-laws and Prevailing Sections:

(A) The portion of building with a parking space may be located in a side yard, if it is at least 0.3 metres from the side lot line.

(287) Exception RD 287

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(E) The portion of building with a parking space may be located in a side yard if it is at least 0.3 metres from the side lot line.

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

(288) Exception RD 288

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections:

(A) On 20 Courton Drive, Schedule "C" Exception 60, of former City of Scarborough zoning by-law 9511.

(289) Exception RD 289

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(E) The minimum building setback from a lot line that abuts Pharmacy Ave. is 7.5 metres;
(F) The portion of a building with a parking space may be located at least 0.3 metres from a side lot line;
(G) On lands known as 2 Arncliffe Cres. the minimum building setback from a lot line that abuts Dyson Blvd. is 3.35 metres.

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

(290) Exception RD 290

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

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a side lot line is 0.9 metres;
(D) The minimum **building setback** from a side lot line that abuts a **street** is 3.6 metres;
(E) The minimum **building setback** from a lot line that abuts Victoria Park Ave. is 24.0 metres, measured from the original centreline of the street; and
(F) The portion of **building** with a **parking space** may be located in a **side yard** if it is at least 0.3 metres from the side lot line.

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

**Exception RD 291**

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

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a lot line that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the street;
(D) The minimum **building setback** from a side lot line is 1.2 metres;
(E) The minimum **building setback** from a side lot line that abuts a street is 3.6 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) On lands known as 1160 and 1162 Pharmacy Ave., the minimum **building setback** from the front lot line is 5.4 metres.

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

**Exception RD 292**

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

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a lot line that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the street;
(D) The minimum **building setback** from a side lot line is 1.2 metres; and
(E) The minimum **building setback** from a side lot line that abuts a street is 5.7 metres.

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

**Exception RD 293**

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

**Site Specific Provisions:**

(A) The minimum **building setback** from a front lot line is 9.0 metres;
(B) The minimum **building setback** from a side lot line is 1.2 metres; and
(C) The minimum **building setback** from a side lot line that abuts a street is 5.7 metres.

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

(A) On the lands known as the even number lot from 2 to 10 Brian Ave. and 1207, 1209, 1209A and 1211 Pharmacy Ave., Schedule "C" Exception 13, of former City of Scarborough by-law 9511;
(B) On the lands known as Elinor Ave., a **duplex** is permitted if:
(i) the **building** is set back a minimum of 16.0 metres from the centreline of the **street**; and
(ii) the minimum **building setback** from each **side lot line** is 0.9 metres; and

(C) On the lands known as 145 Elinor Ave., Schedule "C" Exception 15, of former City of Scarborough by-law 9511.

(294) **Exception RD 294**

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

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

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

(295) **Exception RD 295**

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

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is 0.9 metres; and
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

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

(A) On the lands known as 1785 Victoria Park Ave., Schedule "C" Exceptions 17 and 54, of former City of Scarborough by-law 9511.

(296) **Exception RD 296**

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

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** is 9.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

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

(297) **Exception RD 297**

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

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)
(298) **Exception RD 298**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

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

(299) **Exception RD 299**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

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

(300) **Exception RD 300**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections:
- (A) Schedule "C" Exception 37, of former City of Scarborough by-law 9511.

(301) **Exception RD 301**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts:
  - (i) Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
  - (ii) Victoria Park Ave. or Warden Ave. is 25.0 metres measured from the original centreline of the **street**; and
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(iii) Ellesmere Rd. is 30 metres measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(302) Exception RD 302
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Ellesmere Rd. is 30 metres measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(303) Exception RD 303
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Ellesmere Rd. is 30 metres measured from the original centreline of the street;
(D) The minimum building setback from a front lot line that abuts Pharmacy Ave. Rd. is 9.0 metres
(E) The minimum building setback from a side lot line is 0.9 metres;
(F) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(304) Exception RD 304
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(305) Exception RD 305
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
(E) An attached or detached garage must be a minimum of 0.3 metres from a **side lot line**.

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

(306) **Exception RD 306**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres; and
(B) The minimum **building setback** from a **side lot line** that abuts Ellesmere Rd. is 7.0 metres.

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

(307) **Exception RD 307**

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

Site Specific Provisions:

(A) The minimum **building setback** is 3.0 metres from the **street** line, including all projections except a roof overhang projecting a maximum of 0.5 m; except that portion of the front **main wall** with access to the garage, excluding bay window projections above the garage to a maximum of 1.55 m, must be set back to achieve a minimum **driveway** length of 6.0 metres, measured perpendicular from the **street** line to the **main wall** of the **building** with a garage door;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres from one **side lot line** and 0.6 metres of the other **side lot line**;
(C) The minimum **rear yard setback** is 10.0 metres; and
(D) The maximum **lot coverage** is 45%.

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

(308) **Exception RD 308**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands south of #1-11 Patrick Blvd. and north of 2000-2088 Sheppard Ave. E., City of North York by-law 30102.

(309) **Exception RD 309**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is:
(i) 9.0 metres for a front lot line;
(ii) 5.7 metres for a side lot line;

(D) The minimum building setback from a lot line that abut Kennedy Rd. is 24.0 metres, measured from the original centreline of Kennedy Rd.;
(E) The minimum building setback from a side lot line is 0.9 metres;
(F) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(G) The elevation of the basement floor must be a minimum of 3.5 metres higher than the invert of Massey Creek;
(H) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(I) On the lands municipally known as 6 Richome Ct. the part of the rear main wall with both a parking space and rooms over the parking space must not be located closer than 1.35 metres from the rear lot line.

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

(310) Exception RD 310
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(311) Exception RD 311
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.9 metres; and
(B) The minimum building setback from a side lot line that abuts a street is 5.7 metres.

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

(312) Exception RD 312
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Birchmount Rd. is:
   (i) 9.0 metres for a front lot line;
   (ii) 5.7 metres for a side lot line;
   (B) The minimum building setback from a side lot line is 0.9 metres;
   (C) The required parking space must be located in the residential building; and
   (D) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(313) Exception RD 313
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Birchmount Rd. is:
   (i) 9.0 metres for a front lot line; and
   (ii) 5.7 metres for a side lot line;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The required parking space must be located in the residential building;
(D) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) The elevation of the basement floor must be a minimum of 3.5 metres higher than the invert of Massey Creek.

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

(314) Exception RD 314
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(C) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(315) Exception RD 315
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) On lot municipally known as 1 and 2 Cloverleaf Gate and the odd numbered lots from 65 to 117 Lowcrest Blvd., a detached garage is not permitted in a rear yard; and
(G) On the lot municipally known as 38 Lowcrest Blvd. the minimum building setback from a side lot line that abuts a street is 4.5 metres.

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

(316) Exception RD 316
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Victoria Park Ave., Warden Ave. or Sheppard Ave. is 36.0 metres, measured from the original centreline of the street;
(D) The minimum building setback from a front lot line that abuts Pharmacy Ave. is 9.0 metres;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(H) On the lands municipally known as 3165, 3175, 3177, 3179, 3181, 3183 and 3185 Sheppard Ave. E. and 5 and 6 Abbottsfeld Gate a building or structure must be a minimum of 3.6 metres from a lot line that abuts Abbottsfeld Lane.

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

(317) Exception RD 317
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Victoria Park Ave., Warden Ave. or Sheppard Ave. is 30.0 metres, measured from the original centreline of the street;
(D) The minimum building setback from a front lot line that abuts Pharmacy Ave. is 9.0 metres;
(E) The minimum building setback from a side lot line is 0.9 metres;
(F) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(G) On the lands municipally known as 2969 Sheppard Ave. E. an office is permitted if:
   (i) it is in a detached house existing on the date of the enactment of this by-law; and
   (ii) a minimum of three parking spaces are provided for the office use.

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

(318) Exception RD 318
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The part of main wall of the building with the access to the required parking space must be set back a minimum of 5.7 metres from a front lot line or side lot line;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(319) Exception RD 319
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) The maximum lot coverage is 40%.

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

(320) Exception RD 320
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 5.7 metres for the part of **main wall** of the **building** with the access to the required **parking space**; and
   (ii) 3.0 metres from all other parts of the front **main wall**;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(F) The minimum **rear yard setback** is 6.0 metres; and
(G) The maximum **lot coverage** is 40%.

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

(321) Exception RD 321
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
(E) The required **parking space** must be located in the **residential building**; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

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

(322) Exception RD 322
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts Warden Ave. is 36.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is 0.9 metres;
(C) The maximum **lot coverage** is 51%; and
(D) All lands not covered by **buildings** must be used for no other purpose than **landscaping**.

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

(323) Exception RD 323
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts Huntingwood Dr. is 7.5 metres;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections:
A) On the lots municipally known as 22 Rosscowan Cres., Schedule "C" Exception 17, of former City of Scarborough by-law 10717; and

B) On the lots municipally known as 64 and 68 Wicklow Dr., Schedule "C" Exception 18, of former City of Scarborough by-law 10717.

(324) Exception RD 324
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The part of main wall of the building with the access to the required parking space must be set back a minimum of 5.7 metres from a front lot line or side lot line that abuts a street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(G) The maximum lot coverage is 40%.

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

(325) Exception RD 325
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Huntingwood Dr. is 7.5 metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The minimum building setback from a front lot line that abuts Victoria Park Ave., Warden Ave. or Sheppard Ave. is 27.0 metres, measured from the original centrel ine of the street;
(G) The required parking space must be located in the residential building; and
(H) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(326) Exception RD 326
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave., Warden Ave. or Sheppard Ave. is 27.0 metres, measured from the original centreline of the **street**; and

(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

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

(327) **Exception RD 327**

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

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** that abuts Huntingwood Dr. is 7.5 metres;

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

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) The minimum **building setback** from a **side lot line** that abuts a Pharmacy Ave. is 22.0 metres; and

(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

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

(328) **Exception RD 328**

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

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts Bellamy Rd. or Invergordon Avenue is 19.0 metres, measured from the original centreline of the **street**;

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

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and

(F) These lands must comply with exception 900.3.10(1462).

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

(329) **Exception RD 329**

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

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front line** is 3.0 metres;

(D) The part of main wall of the **building** with the access to the required **parking space** must be set back a minimum of 5.7 metres from a **front lot line**;

(E) The minimum **building setback** from a **side lot line** is 0.6 metres;

(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.2 metres;

(G) The maximum **lot coverage** is 60%;

(H) The required **parking space** must be located in the **residential building**;

(I) The maximum height of a **building** is the lesser of 2 storeys or 9.0 metres; and

(J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RD 330
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front line is 3.0 metres;
(D) The part of main wall of the building with the access to the required parking space must be set back a minimum of 5.7 metres from a front lot line;
(E) The minimum building setback from a side lot line is 0.6 metres;
(F) The minimum building setback from a side lot line that abuts a street is 1.2 metres;
(G) The maximum lot coverage is 60%;
(H) The required parking space must be located in the residential building;
(I) The maximum height of a building is the lesser of 3 storeys or 10.7 metres; and
(J) These lands must comply with exception 900.3.10(1462).

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

Exception RD 331
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front line is 3.0 metres;
(D) The required parking space must be located in the residential building;
(E) The part of main wall of the building with the access to the required parking space must be set back a minimum of 6.0 metres from a front lot line;
(F) The maximum lot coverage is 50%;
(G) The minimum building setback from a rear lot line is 6.0 metres;
(H) The minimum building setback from a rear lot line that abuts Sheppard Ave. is 3.0 metres; and
(I) These lands must comply with exception 900.3.10(1462).

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

Exception RD 332
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

Exception RD 333
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from the north side lot line is 0.45 metres;
(B) The minimum building setback from the south side lot line is 1.2 metres; and
(C) These lands must comply with exception 900.3.10(1462).

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

(334) Exception RD 334
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The maximum lot coverage is 40%;
(E) The required parking space must be located in the residential building;
(F) The maximum height of a building is the lesser of 3 storeys or 10.7 metres; and
(G) These lands must comply with exception 900.3.10(1462).

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

(335) Exception RD 335
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The required parking space must be located in the residential building; and
(C) These lands must comply with exception 900.3.10(1462).

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

(336) Exception RD 336
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a front line is 4.5 metres;
(E) The required parking space must be located in the residential building;
(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The minimum building setback from a side lot line that abuts a street is:
   (i) 9.0 metres where the side lot line abuts Bellamy Rd. or Invergordon Ave.; and
   (ii) 6.0 metres in all other cases; and
(H) These lands must comply with exception 900.3.10(1462).

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

(337) Exception RD 337
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a front line is 4.5 metres;
(E) The maximum **lot coverage** is 40%;
(F) The required **parking space** must be located in the **residential building**;
(G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(H) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   (i) 9.0 metres where the **side lot line** abuts Bellamy Rd. or Invergordon Ave.; and
   (ii) 6.0 metres in all other cases; and
(I) These lands must comply with exception 900.3.10(1462).

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

(338) **Exception RD 338**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The maximum **lot coverage** is 35%;
(B) For 3359 Bayview Ave.; 2 to 70 Bowan Crt. (even numbers only); and 1 to 51 Bowan Crt. (odd numbers only), the minimum **rear yard setback** is 13.0 metres for the first **storey** and 15.0 metres for the second **storey**; and
(C) For 53 to 69 Bowan Ct. (odd numbers only), the minimum **rear yard setback** 13.5 metres for the first **storey** and 15.5 metres for the second **storey**.

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

(339) **Exception RD 339**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22 metres measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

**Prevailing By-laws and Prevailing Sections:**
(A) On the lands municipally known as 766 and 768 Midland Ave., Schedule "C" Exception 12, of former City of Scarborough by-law 9276 applies.

(340) **Exception RD 340**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**
(A) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is 0.9 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
(D) On the lands municipally known as 76, 78 and 80 Cleta Dr., the minimum **lot frontage** is 11.5 metres and the **minimum lot area** is 464 square metres; and
(E) On the lands municipally known as 730, 732 and 734 Danforth Rd. the minimum **lot frontage** is 15.2 metres;
Prevailing By-laws and Prevailing Sections: (None Apply)

(341) Exception RD 341
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22.0 metres, measured from the original centreline of the **street**;
(D) The minimum **building setback** from a **side lot line** is that which existed on the day of the enactment of this By-law;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(F) A garage or carport must not exceed a length of 7.5 metres.

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

(342) Exception RD 342
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(B) The minimum **building setback** from a **side lot line** is 0.9 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
(D) The elevation of the **basement** floor must be a minimum of 3.6 metre higher then the elevation of the invert of Massey Creek; and
(E) The portion of the **building** with an attached garage must be set back a minimum of 0.3 metres from a **side lot line**.

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

(343) Exception RD 343
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is 0.9 metres; and
(C) The elevation of the **basement** floor must be a minimum of 3.6 metre higher then the elevation of the invert of Massey Creek.

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

(344) Exception RD 344
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres; and
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.
Prevaling By-laws and Prevailing Sections: (None Apply)

(345) Exception RD 345
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

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

(346) Exception RD 346
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **side lot line** is 0.9 metres;
(B) Despite regulations to the contrary, there must be no encroachments into the required **side yard**;
(C) The required **parking space** must be located in the **residential building**; and
(D) The maximum **lot coverage** is 40%.

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

(347) Exception RD 347
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum garage **setback** from a **side lot line** is 0.3 metres;
(D) The required **parking space** must be located in the **residential building**; and
(E) The maximum floor area, excluding **basements** and garages, is 0.65 times the area of the **lot**.

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

[ By-law: 381-2015 ]

(348) Exception RD 348
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **front yard setback** is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is 0.5 metres;
(C) Despite regulations to the contrary, there must be no encroachments into the required **side yard**;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
(E) The minimum **building setback** from a **rear lot line** is 5.0 metres;
(F) The required **parking space** must be located in the **residential building**;
(G) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
(H) On the lands municipally known as 45 Burn Hill Rd.:
(i) the minimum **building setback** from westerly **lot line** is 3.0 metres;
(ii) the minimum **building setback** from easterly **lot line** is 4.5 metres; and
(ii) the minimum building setback from southerly lot line is 0.3 metres.

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

(349) Exception RD 349

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 4.5 metres;

(B) The minimum building setback from a front lot line that abuts Warden Ave., Pharmacy Ave., Victoria Park Ave. or Danforth Rd. is 19.0 metres, measured from the original centreline of the street;

(C) The minimum building setback from a side lot line is 0.3 metres;

(D) The minimum building setback from a side lot line that abuts a street is 1.5 metres; and

(E) The maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as the odd numbered lot from 587 to 597 Warden Ave., Schedule "C" Exception 13, of former City of Scarborough by-law 9812;

(B) On the lands municipally known as 26 and 28 McDonald Ave., Schedule "C" Exception 12, of former City of Scarborough by-law 9812; and

(C) On the lands municipally known as 21, 29 and 31 Patterson Ave., Schedule "C" Exception 1, of former City of Scarborough by-law 9812.

(350) Exception RD 350

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 4.5 metres;

(B) The minimum building setback from a front lot line that abuts Warden Ave., Pharmacy Ave., Victoria Park Ave. or Danforth Rd. is 19.0 metres, measured from the original centreline of the street;

(C) The minimum building setback from a side lot line is 0.3 metres;

(D) The minimum building setback from a side lot line that abuts a street is 1.5 metres; and

(E) On the lands municipally known as 195 Danforth Rd., a multiple family dwelling is permitted if:

   (i) there is one dwelling unit for each 99 square metres of lot area;

   (ii) the building is set back a minimum of 4.5 metres from the front lot line; and

   (iii) the building is set back a minimum of 1.2 metres from the side lot line.

(F) On the lands municipally known as 46 Scotia Avenue:

   (i) the maximum lot coverage is 40 percent; and

   (ii) one required parking space having a minimum length of 4.65 metres may be located in the street yard if it is located beside and parallel with the driveway. [By-law: 683-2016]

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

(351) Exception RD 351

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line that abuts Warden Ave., Pharmacy Ave., Victoria Park Ave. or Danforth Rd. is 19.0 metres, measured from the original centreline of the street; and
(D) The minimum **building setback** from a side lot line is 0.3 metres.

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

(352) **Exception RD 352**

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

Site Specific Provisions:

(A) The minimum **building setback** from a front lot line that abuts Warden Ave., Pharmacy Ave., Victoria Park Ave. or Danforth Rd. is 19.0 metres,

(B) The minimum **building setback** from a side lot line is 0.3 metres;

(C) The minimum **building setback** from a side lot line that abuts a street is 1.5 metres; and

(D) The maximum **lot coverage** is 50%.

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

(353) **Exception RD 353**

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

Site Specific Provisions:

(A) The minimum **building setback** from a front lot line is 4.5 metres;

(B) The minimum **building setback** from a front lot line that abuts Warden Ave., Pharmacy Ave., Victoria Park Ave. or Danforth Rd. is 19.0 metres,

(C) The minimum **building setback** from a side lot line is 0.9 metres; and

(D) The minimum **building setback** from a side lot line that abuts a street is 2.4 metres.

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 104 Danforth Rd., Schedule "C" Exception 3, of former City of Scarborough by-law 9812.

(354) **Exception RD 354**

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

Site Specific Provisions:

(A) The minimum **building setback** from a side lot line is 1.2 metres;

(B) The minimum **building setback** from a side lot line that abuts a street is 4.5 metres; and

(C) On the lands municipally known as 65, 67, 77 and 79 Highcastle Rd., 197, 199 and 201 Oakmeadow Blvd., 22, 24, 26, 32, 34 and 36 Stonefield Cres., the minimum **lot frontage** is 13.5 metres and the minimum **lot area** is 557 square metres.

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

(355) **Exception RD 355**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law; and

(C) The minimum **building setback** from a side lot line is 0.9 metres.

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

(356) **Exception RD 356**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The minimum building setback from a lot line that abuts:
   (i) Military Trail is 7.5 metres;
   (ii) Highcastle Rd. is 6.0 metres; and
(F) The required parking space must be located in the residential building.

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

Exception RD 357
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum front yard setback is 3.0 metres;
(D) The minimum building setback from a side lot line is 1.0 metres on one side only;
(E) The portion of main wall with the entrance to a parking space, must be set back a minimum of 6.0 metres from a lot line abutting a street;
(F) The required parking space must be located in the residential building; and
(G) The maximum lot coverage is 50%.

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

Exception RD 358
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum front yard setback is 3.0 metres;
(D) The minimum building setback from a side lot line is 1.0 metres on one side only;
(E) The portion of main wall with the entrance to a parking space, must be set back a minimum of 6.0 metres from a lot line abutting a street;
(F) The minimum building setback from a lot line that abuts Highway 401 is 8.0 metres;
(G) The required parking space must be located in the residential building; and
(H) The maximum lot coverage is 50%.

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

Exception RD 359
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **front yard setback** is 3.0 metres;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
(E) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
(F) The maximum **lot coverage** is 50%.

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

(360) **Exception RD 360**

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

**Site Specific Provisions:**

(A) The minimum **front yard setback** is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
(C) Despite regulations to the contrary, there must be no encroachments into the required **side yard**;
(D) The minimum **building setback** from a **rear lot line** is 1.0 metres;
(E) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
(F) The maximum **lot coverage** is 50%.

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

(361) **Exception RD 361**

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

**Site Specific Provisions:**

(A) The minimum **front yard setback** is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
(C) Despite regulations to the contrary, there must be no encroachments into the required **side yard**;
(D) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
(E) The maximum **lot coverage** is 50%.

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

(362) **Exception RD 362**

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

**Site Specific Provisions:**

(A) The minimum **front yard setback** is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.8 metres on one side and 0.5 metres on the other side;
(C) Despite regulations to the contrary, there must be no encroachments into the required **side yard**;
(D) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
(E) The maximum **lot coverage** is 50%.

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

(363) **Exception RD 363**

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

**Site Specific Provisions:**
(A) The minimum **building setback** from a **front lot line** that abuts Morningside Ave. or Ellesmere Rd. is 30.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** is 0.9 metres; and

(C) These lands must comply with exception 900.3.10(1462).

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

364) **Exception RD 364**

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

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is 5.0 metres;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.3 metres on the other side;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;

(F) The required **parking space** must be located in the **residential building**; and

(G) The maximum **lot coverage** is 46%.

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

365) **Exception RD 365**

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

**Site Specific Provisions:**

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

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

(C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;

(D) On the **lots** municipally known as 49, 49A, 71, 73, 75 and 77 Winter Ave. the following regulations also apply:

   (i) a **semi-detached house** may be erected on the **lot**, if the **lot frontage** is a minimum of 18.0 metres and the minimum **lot area** is 613 square metres or each **dwelling unit** in the **semi-detached house** is on its own **lot** and that **lot** has a minimum **lot frontage** of 9.0 metres and the minimum **lot area** is 306 square metres; and

   (ii) a **detached house** may be erected on the **lot**, if the **lot** has a minimum **lot frontage** of 9.0 metres and minimum **lot area** of 306 square metres;

(E) On the **lots** municipally known as 13 and 15 Winter Ave. and 108 Huntington Ave. a **building** with a maximum of 1 **dwelling unit** for each 161 square metres of **lot area** is permitted if:

   (i) it is set back from the **front lot line** a minimum of 7.5 metres; and

   (ii) the **building** is set back from the **side lot lines** and rear line **lot** a distance equal to half the height of the **building**; and

(F) On the **lots** municipally known as 65 Commonwealth Ave.:

   (i) a **semi-detached house** may be erected on the **lot**, if the **lot frontage** is a minimum of 15.0 metres and the minimum **lot area** is 510 square metres or each **dwelling unit** in the **semi-detached house** is on its own **lot** and that **lot** has a minimum **lot frontage** of 7.5 metres and the minimum **lot area** is 255 square metres;

   (ii) a **duplex** may be erected on the **lot**, if the **lot frontage** is a minimum of 15.0 metres and the minimum **lot area** is 510 square metres; and

   (iii) a **detached house** may be erected on the **lot**, if the **lot** has a minimum **lot frontage** of 7.5 metres and minimum **lot area** of 255 square metres.

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

366) **Exception RD 366**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(C) The minimum building setback from a front lot line that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the street; and
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(367) Exception RD 367
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(E) The minimum building setback from a front lot line that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the street; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(368) Exception RD 368
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(E) The minimum building setback from a front lot line that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the street; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(369) Exception RD 369
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(C) The minimum building setback from a front lot line that abuts Brimley Rd. is 22.0 metres, measured from the original centreline of the street; and
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.
Prevailing By-laws and Prevailing Sections: (None Apply)

(370) Exception RD 370
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.9 metres; and
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres.

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

(371) Exception RD 371
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) None of the provisions of 10.5.40.10(5), 10.20.40.10(2), 10.20.30(1)(A), 10.20.30.40(1), and 10.20.40.70(3)(C), apply to prevent the erection or use of a building, structure, addition or enlargement provided the building or structure complies with subsections (B) to (H) below;
(B) The height of any building or structure, as measured from Canadian Geodetic Datum elevation of 178.85 metres, must not exceed the height and storeys specified by the numbers following the symbols HT and ST, respectively, on Diagram 3 of By-law 581-2017;
(C) The minimum front yard setback, rear yard setback and side yard setback for any building or structure is the setback from the lot line shown on Diagram 3 of By-law 581-2017;
(D) Despite regulation 10.5.40.60(3), exterior stairs providing pedestrian access measuring 2.7 metres in width may encroach into a required building setback;
(E) Despite regulation 10.5.100.1.(1), for a detached house, a driveway that is located in or passes through the front yard will have a maximum width of 5.8 metres;
(F) Despite regulation 10.5.50.10(1), on a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 70 percent of the required front yard landscaping must be soft landscaping;
(G) Despite regulation 10.20.30.40(1), the permitted maximum lot coverage is 32 percent; and
(H) Regulation 10.20.40.10(4)(A) does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 581-2017 ]

(372) Exception RD 372
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(373) Exception RD 373
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The elevation of the basement floor must be a minimum of 3.6 metres higher than the invert of the Creek;
(E) On lands known municipally as 96 Cedarbrea Blvd. the minimum building setback from a side yard is 0.58 metres; and
(F) On lands known municipally as 110 Cedarbrea Blvd. and 260, 262, 264 and 266 Bellamy Rd. N., the minimum building setback from a lot line that abuts Bellamy Rd. N. is 22.0 metres measured from the centreline of the original road allowance.

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

(374) Exception RD 374
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 9.0 metres; [ By-law: 580-2017 ]
(D) The minimum building setback from a side lot line is 0.9 metres. [ By-law: 580-2017 ]
(E) The minimum building setback from a front lot line that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the street; and
(F) The elevation of the basement floor must be a minimum of 3.6 metres higher than the invert of the Creek.

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

(375) Exception RD 375
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage for a corner lot is 15.0 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(D) The minimum building setback from a front lot line that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the street; and
(E) On the lands municipally know as 204 Bellamy Rd. N.:
   (i) a maximum of 40 square metres of the basement dwelling unit may be used for a personal service shop limited to a beauty parlour and hairdressing salon; and
   (ii) 2 parking spaces may be located side by side or in tandem on the driveway leading to the required residential parking.

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

(376) Exception RD 376
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law; [ By-law: 580-2017 ]
(C) The minimum building setback from a side lot line is 0.9 metres; [ By-law: 580-2017 ]
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(E) The required parking space must be located in the residential building.

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

(377) Exception RD 377
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law; [By-law: 580-2017]
(C) The minimum **building setback** from a side lot line is 1.2 metres. [By-law: 580-2017]
(D) The minimum **building setback** from a side lot line that abuts a street is 5.7 metres;
(E) The required **parking space** must be located in the residential building; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(378) **Exception RD 378**

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

Site Specific Provisions:

(A) The minimum **lot frontage** for a corner lot is 15.0 metres;
(B) The minimum **building setback** from a side lot line is
   (i) 0.9 metres for lots municipally known as 38 to 56 Torrance Rd. inclusive of even and odd addresses and residually zoned lands at 395 McCowan Rd.; and
   (ii) 1.2 metres in all other cases;
(C) The minimum **building setback** from a side lot line that abuts a street is 3.6 metres;
(D) The minimum **building setback** from a front lot line that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the street; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(379) **Exception RD 379**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a front lot line is 7.5 metres;
(D) The minimum **building setback** from a front lot line that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the street;
(E) The minimum **building setback** from a side lot line is 1.2 metres;
(F) The minimum **building setback** from a side lot line that abuts a street is 5.7 metres; and
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(380) **Exception RD 380**

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

Site Specific Provisions:

(A) The minimum **building setback** from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(C) The maximum height of a building or structure is 10.0 metres; and
(D) The required parking space must be located in the residential building.

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

(381) Exception RD 381
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres; and
(D) The required parking space must be located in the residential building.

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

(382) Exception RD 382
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a front lot line that abuts Bellamy Rd. is 7.5 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The required parking space must be located in the residential building; and
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(383) Exception RD 383
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is:
    (i) 0.9 metres for lots municipally known as 34 and 36 Torrance Rd. and 73 to 80 Fred Bland Crescent inclusive of even and odd addresses; and
    (ii) in all other cases 1.0 metre on one side only;
(D) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(E) The required parking space must be located in the residential building;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The portion of main wall with the entrance to a parking space, must be set back a minimum of 6.0 metres from a lot line abutting a street; and
(H) The maximum lot coverage is 50%.

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

(384) Exception RD 384
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a rear lot line is 5.4 metres;
(C) The maximum height of a building or structure is 8.2 metres; and
(D) The required parking space must be located in the residential building.

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

(385) Exception RD 385
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.3 metres;
(B) The minimum building setback from a side lot line that abuts a street is 2.4 metres; and
(C) The minimum building setback from a front lot line is 5.0 metres.

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

(386) Exception RD 386
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

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

(387) Exception RD 387
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(C) The required parking space must be located in the residential building; and
(D) The minimum building setback from a front lot line that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the street.

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

(388) Exception RD 388
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(F) The minimum building setback from a front lot line that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the street.

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

(389) Exception RD 389
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The only building types permitted are detached houses and ancillary uses are permitted;

(B) For 20 Ballyconnor Crt.:
   (i) the minimum lot width is 17.2 metres;
   (ii) the maximum building length is 18.3 metres; and
   (iii) the minimum east side yard setback is 1.22 metres and the west side yard setback is 1.83 metres;

(C) For 38 Ballyconnor Crt.:
   (i) the minimum lot width is 16.55 metres;
   (ii) the minimum lot frontage is 15.67 metres;
   (iii) the maximum building length is 19.0 metres;
   (iv) the minimum front yard setback is 5.5 metres; and
   (v) the minimum east side yard setback is 6.0 metres and the west side yard setback is 1.22 metres; and

(D) For 20 and 38 Ballyconnor Crt. the minimum rear yard setback for all structures above and below grade, including swimming pools, is 10.0 metres.

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

(390) Exception RD 390
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum building length is 19.8 metres;

(B) The minimum building setback from the side lot line is 1.22 metres; and

(C) The minimum building setback from a rear lot line is 10.0 metres for all buildings and structures, including swimming pools.

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

(391) Exception RD 391
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 9.0 metres;

(D) The minimum building setback from a side lot line is 0.9 metres; and

(E) These lands must comply with exception 900.3.10(1462).

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

(392) Exception RD 392
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(C) The minimum building setback from a front lot line that abuts Kingston Rd., Eglinton Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the street; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:
(A) On the lots municipally known as 1 and 3 Ravine Dr., Schedule "C" Exception 27-I, of former City of Scarborough by-law 10010;
(B) On the lot municipally known as 6 Ravine Dr., Schedule "C" Exception 27-III, of former City of Scarborough by-law 10010;
(C) On the lot municipally known as 3 Windy Ridge Dr., Schedule "C" Exception 27-II, of former City of Scarborough by-law 10010;
(D) On the lot municipally known as 22 Windy Ridge Dr., Schedule "C" Exception 27-IV, of former City of Scarborough by-law 10010;
(E) On the lot municipally known as 24 Windy Ridge Dr., Schedule "C" Exception 27-V, of former City of Scarborough by-law 10010;
(F) On the lot municipally known as 24 Windy Ridge Dr., Schedule "C" Exception 27-VII, of former City of Scarborough by-law 10010;
(G) On the lot created on Windy Ridge Dr. from the closed right-of-way formerly known as Royal Ave., Schedule "C" Exception 27-VI, of former City of Scarborough by-law 10010;
(H) On the lots municipally known as 19 and 21 Bellehaven Cres., Schedule "C" Exception 27-VIII, of former City of Scarborough by-law 10010;
(I) On the lot municipally known as 27 Bellehaven Cres., Schedule "C" Exception 27-IX, of former City of Scarborough by-law 10010;
(J) On the lot municipally known as 29 Bellehaven Cres., Schedule "C" Exception 27-X, of former City of Scarborough by-law 10010;
(K) On the lot municipally known as 31 Bellehaven Cres., Schedule "C" Exception 27-XI, of former City of Scarborough by-law 10010;
(L) On the lot municipally known as 33 Bellehaven Cres., Schedule "C" Exception 27-XII, of former City of Scarborough by-law 10010;
(M) On the lot municipally known as 26 Parkcrest Dr., Schedule "C" Exception 27-XIII, of former City of Scarborough by-law 10010;
(N) On the lot municipally known as 8 Parkcrest Dr., Schedule "C" Exception 28-III, of former City of Scarborough by-law 10010;
(O) On the lot municipally known as 5 Annis Rd., Schedule "C" Exception 27-XVIII, of former City of Scarborough by-law 10010;
(P) On the lot municipally known as 7 Annis Rd., Schedule "C" Exception 28-I, of former City of Scarborough by-law 10010;
(Q) On the lot municipally known as 9 Annis Rd., Schedule "C" Exception 27-XV, of former City of Scarborough by-law 10010;
(R) On the lot municipally known as 31 Annis Rd., Schedule "C" Exception 27-XIV, of former City of Scarborough by-law 10010;
(S) On the lot municipally known as 1 Hill Cres., Schedule "C" Exception 27-XXIV, of former City of Scarborough by-law 10010;
(T) On the lot municipally known as 12 Hill Cres., Schedule "C" Exception 27-XX, of former City of Scarborough by-law 10010;
(U) On the lot municipally known as 16 Hill Cres., Schedule "C" Exception 27-XXI, of former City of Scarborough by-law 10010;
(V) On the lot municipally known as 18 Hill Cres., Schedule "C" Exception 27-XIX, of former City of Scarborough by-law 10010;

(W) On the lot municipally known as 19 Hill Cres., Schedule "C" Exception 27-XXIII, of former City of Scarborough by-law 10010; and

(X) On the lot municipally known as 20 Hill Cres., Schedule "C" Exception 28-II, of former City of Scarborough by-law 10010.

(393) Exception RD 393

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 9.0 metres;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(E) These lands must comply with exception 900.3.10(1462); and

(F) On the lots municipally known as 58 and 60 Bethune Blvd. the minimum front yard setback is 5.7 metres.

Prevailing By-laws and Prevailing Sections:

(A) On the lots municipally known as 69 and 69A Bethune Blvd. Schedule "C" Exception 7, of former City of Scarborough by-law 10010.

(394) Exception RD 394

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

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 9.0 metres;

(D) The minimum building setback from a side lot line is 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;

(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(G) These lands must comply with exception 900.3.10(1462).

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

(395) Exception RD 395

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 9.0 metres;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The minimum building setback from a side lot line that abuts a street is 5.7 metres;

(D) The minimum building setback from a front lot line that abuts Kingston Rd., Eglinton Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the street; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) On the lots municipally known as 2 Hill Cres., Schedule "C" Exception 27-XVI, of former City of Scarborough by-law 10010;
(B) On the lots municipally known as 4 Hill Cres., Schedule "C" Exception 27-XVII, of former City of Scarborough by-law 10010; and
(C) On the lots municipally known as 26 Markham Rd., Schedule "C" Exception 27-XXII, of former City of Scarborough by-law 10010.

(396) Exception RD 396
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum frontage for a corner lot is 15.0 metres;
(B) The minimum building setback from a front lot line that abuts Bellamy Rd., Scarborough Golf Club Rd. or Mason Rd. is 22.0 metres, measured from the original centreline of the street;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

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

(397) Exception RD 397
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum frontage for a corner lot is 15.0 metres;
(B) The minimum building setback from a front lot line that abuts Mason Rd. is 9.0 metres;
(C) The minimum building setback from a front lot line that abuts Bellamy Rd. is 22.0 metres, measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

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

(398) Exception RD 398
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Mason Rd. is 9.0 metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

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

(399) Exception RD 399

601
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd. or Mason Rd. is 22.0 metres, measured from the original centreline of the **street**;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(F) These lands must comply with exception 900.3.10(1462).

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

(400) **Exception RD 400**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** abutting a **street** is 9.0 metres;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The required **parking space** must be located in the **residential building**;
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(G) These lands must comply with exception 900.3.10(1462).

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

(401) **Exception RD 401**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd. or Mason Rd. is 22.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(D) These lands must comply with exception 900.3.10(1462).

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

(402) **Exception RD 402**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** abutting a **street** is 9.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(D) These lands must comply with exception 900.3.10(1462).
Prevailing By-laws and Prevailing Sections: (None Apply)

(403) **Exception RD 403**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 15.0 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(E) The minimum **building setback** from a **rear lot line** is 1.8 metres;
(F) The required **parking space** must be located in the **residential building**; and
(G) These lands must comply with exception 900.3.10(1462).

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

(404) **Exception RD 404**

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Bellamy Rd. is 22.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(D) The required **parking space** must be located in the **residential building**; and
(E) These lands must comply with exception 900.3.10(1462).

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

(405) **Exception RD 405**

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

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(D) These lands must comply with exception 900.3.10(1462).

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

(406) **Exception RD 406**

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

Site Specific Provisions:

(A) The minimum frontage for a **corner lot** is 15.0 metres;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(407) Exception RD 407
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum frontage for a corner lot is 15.0 metres;
(B) The minimum building setback from a front lot line that abuts Kingston Rd., Eglinton Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the street.
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

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

(408) Exception RD 408
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line that abuts Bellamy Rd., Scarborough Golf Club Rd. or Mason Rd. is 22.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) These lands must comply with exception 900.3.10(1462).

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

(409) Exception RD 409
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 3.0 metres;
(D) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side;
(E) There must be no encroachment into the side yard;
(F) The maximum lot coverage is 50%; and
(G) These lands must comply with exception 900.3.10(1462).

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

(410) Exception RD 410
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 2.1 metres where front lot line abuts the Kingston Rd. Service Rd.; and
   (ii) 3.0 metres for all other front lot lines;
(B) The portion of main wall with the entrance to a parking space, must be set back a minimum of 5.7 metres from a lot line abutting a street;

(C) The minimum building setback from a side lot line is 0.9 metres on one side and 0.3 metres on the other side;

(D) The minimum building setback from a side lot line that abuts a street is 1.2 metres;

(E) The minimum building setback from a rear lot line is 6.9 metres;

(F) The required parking space must be located in the residential building;

(G) The maximum lot coverage is 47%;

(H) These lands must comply with exception 900.3.10(1462); and

(I) No portion of the building or projection from it is permitted to encroach into a yard that abuts a street.

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

(411) Exception RD 411

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

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, an office is also permitted if:

(i) it is not a medical office;

(ii) the maximum interior for area use for a office is not more than 276 square metres;

(iii) the minimum building setback from the front lot line is not less than 13.6 metres;

(iv) the minimum rear yard setback is 7.5 metres; and

(v) the minimum side yard setback is:

(a) 1.4 metres from the south side lot line; and

(b) 2.0 metres from the north side lot line;

(vi) a minimum of 5 parking spaces are located in the front yard.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1124-2018 ]

(412) Exception RD 412

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum lot coverage is 50%;

(B) The minimum building setback from the front lot line of 3.0 metres;

(C) The minimum building setback from the side lot line of 0.6 metres; and

(D) The maximum building height is 3 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(413) Exception RD 413

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Regulation 10.5.40.70(1), "Front Yard Setback - Averaging", does not apply;

(B) Despite Regulation 10.20.30.10(1)(A), the required minimum lot area for Parcel 1, as shown on Diagram 1 of By-law 1070-2016, is 483 square metres;

(C) Despite Regulation 10.20.30.10(1)(A), the required minimum lot area for Parcel 8, as shown on Diagram 1 of By-law 1070-2016, is 843 square metres;

(D) Despite Regulation 10.20.30.20(1)(A), the required minimum lot frontage for Parcel 1, as shown on Diagram 1 of By-law 1070-2016, is 11.25 metres;

(E) Despite Regulation 10.20.30.20(1)(A), the required minimum lot frontage for Parcel 8, as shown on Diagram 1 of By-law 1070-2016, is 18.7 metres;
(F) Despite Section 800.50(290) and Regulation 10.20.40.70(1), the required minimum front yard setback must be no closer to the front lot line than a distance of 39.5 metres measured from the rear lot line;

(G) Despite Regulation 10.20.40.70(2), the required minimum rear yard setback is 20.0 metres;

(H) Despite Regulation 10.20.40.70(3), the required minimum side yard setback is:

(i) For Parcel 1, as shown on Diagram 1 of By-law 1070-2016, 0.65 metres from the easterly side lot line, and 2.45 metres from the lot line along Blaisdale Road;

(ii) For Parcel 8, as shown on Diagram 1 of By-law 1070-2016, 6.0 metres from the easterly side lot line and 1.25 metres from the westerly side lot line; and

(iii) For all other parcels, 0.65 metres from one side lot line and 1.25 metres from the opposite side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1070-2016 ]

(414) Exception RD 414

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by Article 10.20.20 for the RD Zone, an office use is permitted;

(B) The permitted maximum interior floor area for an office use is 375 square metres;

(C) The maximum number of dwelling units permitted is 1;

(D) Clause 10.5.40.60 regarding permitted encroachments into required yard setbacks applies, except that:

(i) the front porch may encroach into the required front yard setback a maximum of 3.4 metres;

(ii) the front porch may encroach into the required side yard setback a maximum of 0.7 metres;

(iii) a canopy may encroach into the required side yard setback a maximum of 0.8 metres, if it is no closer to the side lot line than 0.1 metres;

(1v) exterior stairs may be 2.8 metres wide; and

(v) an uncovered ramp may be 0 metres from the side lot line;

(E) Clause 10.5.50.10 regarding landscaping applies, except that:

(i) a minimum of 61% of the front yard landscaping must be soft landscaping;

(ii) no landscaping is required in the north side yard; and

(iii) a minimum of 5% of the rear yard must be for soft landscaping;

(F) Regulations 10.5.80.10(3), 10.5.80.10(6) and 10.5.80.10(7) regarding the location of parking in the side yard and rear yard do not apply;

(G) Despite regulation 10.5.100.1(2)(B), a driveway that is not in the front yard may have a maximum width of 11.3 metres;

(H) Despite Clause 10.20.30.20, the required minimum lot frontage is 8.5 metres;
(I) Despite Clause 10.20.30.40, the permitted maximum lot coverage is 36%;

(J) Despite Regulation 10.20.40.10(1), the permitted maximum height for a building on the lot is 10.7 metres;

(K) Despite Regulation 10.20.40.10(2), the permitted maximum height of the exterior front and rear main walls is 7.8 metres;

(L) Despite Regulation 10.20.40.10(3), the permitted maximum number of storeys for a building on the lot is 3 storeys;

(M) Despite Regulation 10.20.40.10(7), the dormer in the roof at the rear of the building may be 53% of the total width of the rear main walls;

(N) Despite Regulation 10.20.40.50(1)(B), the maximum area of the rear platform is 12.5 square metres;

(O) Despite Regulation 10.20.40.70(1), the required minimum front yard setback is 8.1 metres;

(P) Despite Regulation 10.20.40.70(2), the required minimum rear yard setback is 8.5 metres;

(Q) Despite Regulation 10.20.40.70(3), the required minimum side yard setback is 0.5 metres for the south side yard and 0.7 metres for the north side yard.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1102-2016 ]

(415) Exception RD 415
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.2 metres; and
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(416) Exception RD 416
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.2 metres; and
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(417) Exception RD 417
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The required **parking space** must be located in the **residential building**; and

(F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(418) **Exception RD 418**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres; and

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(419) **Exception RD 419**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres; and

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(420) **Exception RD 420**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) The required **parking space** must be located in the **residential building**; and

(E) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(421) **Exception RD 421**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(422) **Exception RD 422**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(D) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the **street**;
(E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(423) **Exception RD 423**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the **street**;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(F) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of the watercourse.

Prevailing By-laws and Prevailing Sections: (None Apply)

(424) **Exception RD 424**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
(D) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the **street**;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(425) **Exception RD 425**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(F) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(426) Exception RD 426
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(F) The portion of building with a parking space may be located in a side yard if it is at least 0.3 metres from the side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(427) Exception RD 427
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the street;
(D) The minimum building setback from a front lot line that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the street;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(G) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(428) Exception RD 428
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The required **parking space** must be located in the **residential building**; and

(G) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(429) **Exception RD 429**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** is 1.2 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and

(D) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(430) **Exception RD 430**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** is 1.2 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(D) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of the watercourse; and

(E) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(431) **Exception RD 431**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** is 1.2 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and

(D) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(432) **Exception RD 432**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(E) The required **parking space** must be located in the **residential building**; and

(F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.
Prevailing By-laws and Prevailing Sections: (None Apply)

(433) Exception RD 433
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(D) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(434) Exception RD 434
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) The required parking space must be located in the residential building; and
(D) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(435) Exception RD 435
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, the lot may be used for a nursing home if:
   (i) the building is a maximum of one storey; and
   (ii) there is a minimum of 52 parking spaces on the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(436) Exception RD 436
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum lot coverage is 50%; and
(B) Clause 10.20.40.20, Building Length, and Clause 10.20.40.30, Building Depth, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(437) Exception RD 437
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(438) Exception RD 438
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) These lands must comply with exception 900.3.10(1462); and
(G) On 1 and 36 Wildlark Drive the minimum building setback from a side lot line that abuts a street is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(439) Exception RD 439
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abut Bennett Rd. is 22.0 metres, measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) These lands must comply with exception 900.3.10(1462); and
(H) On 2 and 4 Dunstall Cres., the minimum lot area is 464 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(440) Exception RD 440
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(441) **Exception RD 441**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
(D) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(442) **Exception RD 442**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(443) **Exception RD 443**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
(B) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) On Block "B" registered Plan M-1094, Schedule "C" Exception 26, of former City of Scarborough by-law 10327.

(444) **Exception RD 444**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(445) Exception RD 445
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(E) The required parking space must be located in a building; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(446) Exception RD 446
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line that abuts a street is 12.0 metres;
(B) The minimum building setback from a side lot line is 1.2 metres; and
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(447) Exception RD 447
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 17.0 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(448) Exception RD 448
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a lot line that abut Kingston Rd. is 30.0 metres, measured from the original centreline of the street;

(C) The minimum building setback from a side lot line is 0.9 metres;

(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres;

(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(449) Exception RD 449

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 3.0 metres;

(D) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into that setback area;

(E) The required parking space must be located in the residential building;

(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(450) Exception RD 450

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 3.0 metres;

(D) The minimum building setback from a side lot line is 1.0 metres on one side only;

(E) The maximum lot coverage is 40%;

(F) The required parking space must be located in the residential building;

(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(451) Exception RD 451

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 3.0 metres;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area;

(E) The required **parking space** must be located in a **building**;

(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(G) These lands must comply with exception 900.3.10(1462); and

(H) On the **lots** municipally known as 53, 55, 57 and 59 Farwood Cres. the minimum **lot frontage** is 11.0 metres.

Prevailing **By-laws and Prevailing Sections**: (None Apply)

(452) **Exception RD 452**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing **By-laws and Prevailing Sections**.

**Site Specific Provisions:**

(A) The only uses permitted are:

   (i) one **dwelling unit** in a **detached house** having a maximum **gross floor area** of 175 square metres;
   
   (ii) one Educational Use having a maximum **gross floor area** of 1,400 square metres;
   
   (iii) one **day nursery**;

(B) The minimum **building setback** from a **side lot line** is 3.0 metres;

(C) The minimum **building setback** from a **rear lot line** is 10.0 metres;

(D) The maximum height of a **building or structure** is 10.0 metres; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing **By-laws and Prevailing Sections**: (None Apply)

(453) **Exception RD 453**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing **By-laws and Prevailing Sections**.

**Site Specific Provisions:**

(A) Despite regulation 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 161.40 metres and the elevation of the highest point of the **building**;

(B) Despite regulation 10.5.40.60(1)(D) in a rear yard, a platform with a floor higher than the first storey of the building above established grade may encroach into the required rear yard setback 2.5 metres;

(C) Despite regulation 10.5.40.60(3)(A)(ii) exterior stairs may be no wider than 2.8 metres;

(D) Despite regulation 10.5.40.60(3)(A)(iii) exterior stairs may be no closer to a lot line than 0.2 metres;

(E) Despite regulation 10.5.40.60(5)(A) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into a minimum **building setback** a maximum of 1.2 metres, if it is no closer to a **lot line** than 0.3 metres;

(F) Despite regulation 10.5.40.60(7)(B) the eaves of a roof may encroach into a required minimum **building setback** a maximum of 1.2 metres, if they are no closer to a **lot line** than 0.2 metres;

(G) Despite regulations 10.5.40.70 and 10.20.40.70 the required minimum **building setbacks** are as shown on Diagram 5 of By-law 1096-2016;

(H) Despite regulation 10.5.50.10(1) a minimum of 20 square metres of the **front yard** must be **soft landscaping**;

(I) Despite regulation 10.5.50.10(3) a minimum of 90 square metres of the **rear yard** must be **soft landscaping**;
(J) Regulations 10.5.60.1(4), 10.20.40.10(2), 10.20.40.10(4), and 10.20.40.50 do not apply;

(K) Despite regulations 10.5.60.20(2) and 10.5.60.20(3) the required minimum rear yard setback and side year setback for an ancillary building are as shown on Diagram 5 on By-law 1096-2016;

(L) Despite regulation 10.5.60.50(2) the permitted maximum floor area of Building "B", as shown on Diagram 5 of By-law 1096-2016 is 88 square metres;

(M) Despite regulation 10.5.60.70(1)(B) the area of the lot covered by all ancillary buildings and structures may not exceed 15 percent of the lot area;

(N) Despite regulation 10.20.40.10(1) the permitted maximum height of a building or structure is the height in metres specified by the numbers following the symbol HT on Diagram 5 of By-law 1096-2016;

(O) Despite regulation 10.20.40.10(5) a parapet on a detached house may exceed the permitted maximum height of a building by 1.0 metres;

(P) Despite regulation 10.20.40.10(6) the permitted maximum height of the first floor above established grade is 1.5 metres;

(Q) Despite regulation 10.20.40.20(1) the permitted maximum building length for a detached house is 22.0 metres;

(R) Despite Clause 10.20.40.30 the rear main wall of a detached house, not including a one-storey extension that complies with regulation 10.20.40.20(2), may be no more than 22.0 metres from the required front yard setback; and

(S) Despite Clause 10.20.40.40 the permitted maximum gross floor area for Building "A", as shown on Diagram 5 of By-law 1096-2016, is 530 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1096-2016 ]

(454) Exception RD 454
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 3.0 metres;

(D) The minimum building setback from a side lot line that does not abut a street is 1.0 metres and nothing may encroach into that setback area;

(E) The maximum lot coverage is 50%;

(F) The required parking space must be located in a building;

(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(455) Exception RD 455
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;

(B) The maximum **lot coverage** is 50%;

(C) The required **parking space** must be located in a **building**; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(456) **Exception RD 456**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;

(B) The maximum **lot coverage** is 50%;

(C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(457) **Exception RD 457**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;

(B) The minimum **building setback** from a **rear lot line** is 6.0 metres;

(C) The maximum **lot coverage** is 50%;

(D) The required **parking space** must be located in a **building**;

(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(458) **Exception RD 458**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;

(B) The required **parking space** must be located in a **building**;

(C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(459) **Exception RD 459**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;

(C) On a **corner lot** the minimum **lot frontage** is 15.0 metres;

(D) The minimum **building setback** from a **side lot line** 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(460) **Exception RD 460**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** is 0.9 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(D) The required **parking space** must be located in the **residential building**;

(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(461) **Exception RD 461**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;

(B) On a **corner lot** the minimum **lot frontage** is 15.0 metres;

(C) The minimum **building setback** from a **side lot line** 1.2 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(462) **Exception RD 462**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abut Bennett Rd. is 22.0 metres, measured from the original centreline of the **street**;

(B) On a **corner lot** the minimum **lot frontage** is 15.0 metres;

(C) The minimum **building setback** from a **side lot line** 1.2 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(463) Exception RD 463
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 9.0 metres;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(464) Exception RD 464
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a lot line that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the street;
(C) On a corner lot the minimum lot frontage is 15.0 metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) On 102 and 102A Poplar Rd., Schedule "C" Exception 25, of former City of Scarborough by-law 10327.

(465) Exception RD 465
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(466) Exception RD 466
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) The required **parking space** must be located in the **residential building**;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(467) **Exception RD 467**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite the uses listed in Article 10.20.20, the only uses permitted are: **dwelling unit**;
(B) The minimum **front yard**, **side yard**, and **rear yard setbacks** for the building are shown on Diagram 4 of By-law 595-2017;
(C) The maximum **building** height of a **building** is **2 storeys** and 10.0 metres; and
(D) A minimum of **two parking spaces** must be provided for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(468) **Exception RD 468**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** 1.2 metres;
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) On the odd numbered **lot** from 157 to 165 Celeste Dr., Schedule "C" Exceptions 20 and 301, of former City of Scarborough by-law 10327.

(469) **Exception RD 469**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 30.0 metres, measured from the original centreline of the **street**;
(B) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
(C) The minimum **building setback** from a **side lot line** 0.9 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(470) Exception RD 470
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(C) On a corner lot the minimum lot frontage is 15.0 metres; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(471) Exception RD 471
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a lot line that abut Lawrence Ave. is 30.0 metres, measured from the original centreline of the street;
(C) On a corner lot the minimum lot frontage is 15.0 metres;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(472) Exception RD 472
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) On a corner lot the minimum lot frontage is 15.0 metres;
(D) The minimum building setback from a side lot line 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(473) Exception RD 473
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts:
   (i) Lawrence Ave. is 12.0 metres; and
   (ii) Manse Rd., Homestead Rd. or Coronation Dr. is 6.0 metres;

(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) The required **parking space** must be located in the **residential building**;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(474) **Exception RD 474**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum **building setback** from a **side lot line** 1.0 metres on one side and 0.5 metres on the other side;
   (B) The required **parking space** must be located in the **residential building**; and
   (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(475) **Exception RD 475**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum **building setback** from a **side lot line** 0.45 metres;
   (B) The required **parking space** must be located in the **residential building**; and
   (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(476) **Exception RD 476**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
   (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
   (C) The minimum **building setback** from a **lot line** that abuts:
      (i) Lawrence Ave. is 12.0 metres; and
      (ii) Manse Rd., Homestead Rd. or Coronation Dr. is 6.0 metres;
   (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
   (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
   (F) The required **parking space** must be located in the **residential building**;
   (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
   (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(477) **Exception RD 477**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) The required **parking space** must be located in the **residential building**; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(478) **Exception RD 478**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(479) **Exception RD 479**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is 0.9 metres;
(C) The required **parking space** must be located in the **residential building**; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(480) **Exception RD 480**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Regulation 10.5.40.70(1), "Front Yard Setback- Averaging", does not apply;
(B) Despite Clause 10.5.40.60, a porch, deck, exterior stairs, balcony, or similar **structure** may encroach into the required **front yard setback** and **rear yard setback** a maximum of 3 metres;
(C) Despite Clause 10.20.30.10, for each of the **lots** shown as parts on Diagram 5 of By-law 838-2017, the required minimum **lot area** is:
   (i) 390 square metres for Lots 5 and 10;
   (ii) 420 square metres for Lots 3, 4, 6, 9, 11, and 12;
   (iii) 540 square metres for Lots 1, 13, and 14;
   (iv) 590 square metres for Lot 2; and
   (v) 600 square metres for Lots 7, and 8;
(D) Despite Clause 10.20.30.20, for each of the lots shown as parts on Diagram 5 of By-law 838-2017, the required minimum lot frontage is:

(i) 12.5 metres for Lot 8;
(ii) 13 metres for Lots 3, 4, 5, 6, 7, 9, 10, 11, and 12;
(iii) 16 metres for Lots 1 and 14; and
(iv) 18 metres for Lots 2 and 13;

(E) Despite Clause 10.20.30.40, the permitted maximum lot coverage for Lots 5 and 10 shown on Diagram 5 of By-law 838-2017, is 42 percent;

(F) Despite Regulation 10.20.40.10(6), the permitted maximum height of the first floor above established grade is 1.5 metres;

(G) Despite Clause 10.20.40.20, the permitted maximum building length is 21 metres;

(H) Despite Clause 10.20.40.30, the permitted maximum building depth is 21 metres; and

(I) Despite Clause 10.20.40.70, the required minimum building setbacks are shown on Diagram 5 of By-law 838-2017.

Prevailing By-laws and Prevailing Sections: (None Apply)

(481) Exception RD 481

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(482) Exception RD 482

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the street;
(B) On a corner lot the minimum lot frontage is 15.0 metres;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(483) Exception RD 483

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The required parking space must be located in the residential building;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(484) Exception RD 484
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The required parking space must be located in the residential building.
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(485) Exception RD 485
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 3.0 metres;
(D) The minimum building setback from a side lot line 1.0 metres on one side and 0.5 metres on the other side;
(E) The required parking space must be located in the residential building;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(486) Exception RD 486
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The minimum building setback from a rear lot line is 6.0 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The required parking space must be located in the residential building;
(H) If the vehicle entrance to a garage also faces the front lot line, the entrance must be set back a minimum of 6.0 metres from the front lot line; and
(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(487) Exception RD 487
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RD 488**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RD 489**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RD 490**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The required parking space must be located in the residential building;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(491) Exception RD 491
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a lot line that abut Lawrence Ave. is 30.0 metres, measured from the original centreline of the street;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(492) Exception RD 492
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On a corner lot the minimum lot frontage is 17.0 metres;
(B) The minimum building setback from a side lot line that abuts a street is 2.2 metres;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The required parking space must be located in the residential building for and lot fronting on Rodda Blvd.; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(493) Exception RD 493
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.9 metres;
(B) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(494) Exception RD 494
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 4.5 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 13 Pickford Rd., Schedule "C" Exception 89, of former City of Scarborough by-law 10327.

(495) **Exception RD 495**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) The required parking space must be located in the residential building; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(496) **Exception RD 496**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a lot line that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the street;

(C) The minimum building setback from a side lot line is 0.9 metres;

(D) The minimum building setback from a side lot line that abuts a street is 3.6 metres;

(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(497) **Exception RD 497**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abut Kingston Rd. is 36.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line is 1.2 metres;

(C) The required parking space must be located in the residential building;

(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(498) **Exception RD 498**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) If a **front lot line** abuts Kingston Rd. the minimum **building setback** from the front line is the greater of:
   (i) 6.0 metres; or
   (ii) 33 metres from the centreline of Kingston Rd.;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The required **parking space** must be located in the **residential building**;
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(499) **Exception RD 499**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 9.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The required **parking space** must be located in the **residential building**;
(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 49, of former City of Scarborough by-law 10327.

(500) **Exception RD 500**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Regulation 10.5.40.70(1), "Front Yard Setback- Averaging", does not apply;
(B) Despite Clauses 10.5.40.60 and 10.20.40.50, a porch, deck, exterior stairs, balcony, portico, cantilevered bay, bow, box, or dormer windows or similar structure, roof overhang, eave or roof of dormer window, chimney, pilaster and projecting columns may encroach into the required **front yard setback** and **rear yard setback** a maximum of 3 metres;
(C) Despite Regulation 10.5.50.10(1)(D), a minimum of 63 percent of the **front yard landscaping**, not covered by a permitted **driveway**, must be **soft landscaping**;
(D) Despite Clause 10.20.30.10, for each of the **lots** shown as parts on Diagram 6 of By-law 569-2013, the required minimum **lot area** is:
   (i) 420 square metres for Lots 7 and 8; and
   (ii) 500 square metres for Lots 5 and 6.
(E) Despite Clause 10.20.30.20, the required minimum **lot frontage** is 16 metres for Lots 4 and 5 shown on Diagram 6 of By-law 569-2013;
(F) Despite Clause 10.20.40.20, the permitted maximum **building length** is 23 metres;
(G) Despite Clause 10.20.40.30, the permitted maximum **building depth** is 30 metres;
(H) Despite Clause 10.20.40.70, the required minimum **building setbacks** are shown on Diagram 6 of By-law 569-2013; and
(I) Despite Clause 10.20.40.10(6), the permitted maximum height of the **first floor** above **established grade** is 1.5 metres.
Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from former City of North York Zoning By-law 7625. [ By-law: 164-2018 ]

(501) Exception RD 501
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from the front lot line is 7.5 metres;
(B) The minimum building setback from the side lot line is 1.2 metres;
(C) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;
(D) A balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:
   (i) the required building setback from that lot line; or
   (ii) 6.0 metres; [ By-law: 580-2017 ]
(E) The maximum lot coverage for ancillary buildings is 5%; and
(F) The maximum total floor area for ancillary buildings is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(502) Exception RD 502
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum front yard setback is 9 metres;
(B) The minimum side yard setback is 1.8 metres on each side for a one- storey building, plus 0.6 metres for each additional storey or portion thereof;
(C) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;
(D) The maximum lot coverage for ancillary buildings is 5%;
(E) The maximum total floor area for ancillary buildings is 100 square metres;

Prevailing By-laws and Prevailing Sections:

(A) Section 64.11(3) of the City of North York zoning by-law 7625 [ By-law: 0559-2014 (OMB PL130592) ]

(503) Exception RD 503
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The following lots municipally known in 2010 as 168, 184, 186, 170, 172, 182, 174, 176 178 and 180 Lord Seaton Rd. are not eligible for the front yard averaging in regulation 10.5.40.70(1) and must instead have the following minimum front yard setbacks:
   (i) 10.0 metres for 168,184,186 Lord Seaton Rd.;
   (ii) 13.0 metres for 170,172,182 Lord Seaton Rd.; and
   (iii) 14.0 metres for 174,176,178,180 Lord Seaton Rd.; and
(B) The minimum side yard setback is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(504) Exception RD 504
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from the front lot line is 15.0 metres; and
(B) The minimum building setback from the side lot line is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(505) Exception RD 505

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum front yard setback is 9 metres;
(B) The minimum side yard setback is 1.8 metres on each side for a one- storey building, plus 0.6 metres for each additional storey or portion thereof;
(C) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;
(D) The maximum lot coverage for ancillary buildings is 5%;
(E) The maximum total floor area for ancillary buildings is 100 square metres; and
(F) A detached garage is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(506) Exception RD 506

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the RD zone, a professional medical office and a dispensing pharmacy ancillary to the professional medical office is permitted if it is located within the building existing on the lot on June 1, 2006;
(B) For the purpose of this By-law exception, professional medical office means the use of a building or part of a building for the consultation, diagnosis, surgical or therapeutic treatment of persons by not more than 6 members, at any one time, of the medical or dental professions, or individuals licensed under the Drugless Practitioners Act or the Regulated Health Professionals Act, 1991;
(C) For the purpose of this By-law exception, dispensing pharmacy means a drug store where only medicines, drugs, and medical appliances or aids are compounded, dispensed or sold, but must not contain any other articles or goods that are sold or displayed for sale to the public;
(D) The maximum gross floor area for a professional medical office and dispensing pharmacy is 342.0 square metres;
(E) The maximum gross floor area for a dispensing pharmacy is 23.0 square metres;
(F) For a professional medical office, the exterior design of the existing building must not be altered;
(G) For a professional medical office, a parking area with a minimum of 18 parking spaces must be provided;
(H) The parking area for a professional medical office must be buffered with a 3 metre wide landscaping strip along the south lot line and west lot line;
(I) There must be no external signage with respect to the dispensing pharmacy; and
(J) The lands must comply with exception 900.3.10 (975). [By-law: 0559-2014 (OMB PL130592)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(507) Exception RD 507

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The maximum **lot coverage** is 40%;

(B) The minimum **building setback** from the side lot line is 1.8 metres;

(C) The maximum **building length** is 19.8 metres; and

(D) The maximum **gross floor area** of all buildings is 399.47 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(508) **Exception RD 508**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a side lot line is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;

(D) The minimum **building setback** from a rear lot line is 6.5 metres;

(E) The minimum **building setback** from a lot line that abuts the rail right-of-way is 30.0 metres;

(F) The maximum **lot coverage** is 50%; and

(G) The required **parking space** must be located in a **building**.

(509) **Exception RD 509**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a side lot line is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;

(D) The minimum **building setback** from a rear lot line is 6.5 metres;

(E) The maximum **lot coverage** is 50%; and

(F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(510) **Exception RD 510**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) If the vehicle entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(D) The minimum **building setback** from a side lot line is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;

(E) The maximum **lot coverage** is 50%; and

(F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(511) **Exception RD 511**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   (i) 1.2 metres where the **side lot line** abuts Morningside Ave., Sewells Rd. or McLevin Rd.; and
   (ii) 4.5 metres in all other cases; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(512) **Exception RD 512**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   (i) 1.2 metres where the **side lot line** abuts Morningside Ave., Sewells Rd. or McLevin Rd.; and
   (ii) 4.5 metres in all other cases;
(E) The maximum **lot coverage** is 40%; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(513) **Exception RD 513**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(514) **Exception RD 514**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
(i) 18.0 metres where the front lot line abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
(ii) 12.0 metres where the front lot line abuts Milner Ave. or Breckon Gate; and
(iii) 7.5 metres where the front lot line abuts Murison Blvd.;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the side lot line abuts Sheppard Ave.; and
   (ii) 4.5 metres in all other cases;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) The maximum lot coverage is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(515) Exception RD 515

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
   (B) The minimum lot area is that which existed on the day of the enactment of this By-law;
   (C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
   (D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
   (E) The minimum building setback from a side lot line is 1.0 metres on one side only;
   (F) The maximum lot coverage is 40%; and
   (G) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(516) Exception RD 516

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
   (B) The minimum lot area is that which existed on the day of the enactment of this By-law;
   (C) The minimum building setback from a front lot line is:
      (i) 18.0 metres where the front lot line abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
      (ii) 12.0 metres where the front lot line abuts Milner Ave. or Breckon Gate; and
      (iii) 7.5 metres where the front lot line abuts Murison Blvd.;
   (D) The minimum building setback from a side lot line is 1.2 metres; and
   (E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(517) Exception RD 517

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum building setback from a front lot line is:
      (i) 18.0 metres where the front lot line abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
(ii) 12.0 metres where the front lot line abuts Milner Ave. or Breckon Gate; and
(iii) 7.5 metres where the front lot line abuts Murison Blvd.;

(B) The minimum building setback from a side lot line is 1.2 metres; and
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(518) Exception RD 518
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 2.4 metres on one side and 1.2 metres on the other side;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 meters; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(519) Exception RD 519
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 6.0 metres if the main wall facing the street also has an entrance to an area for the parking or storage of a vehicle; and
   (ii) 4.5 metres on all other cases;
(D) The minimum building setback from a side lot line is 1.2 metres on one side and 0.6 metres on the other side;
(E) On a corner lot the minimum building setback from a side lot line is:
   (i) 3.0 metres where the side lot line abuts a street; and
   (ii) 0.6 metres from any other side lot line;
(F) The minimum building setback from a rear lot line is 6.5 metres;
(G) The maximum lot coverage is 50%;
(H) The required parking space must be located in a building;
   (I) A cantilevered bay windows may project a maximum distance of 0.6 metres into any yards; and
   (J) The maximum height of a building or structure is 10.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(520) Exception RD 520
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage for a corner lot is 10.0 metres;
(B) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(C) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;
(D) The minimum building setback from a lot line that abuts the rail right-of-way is 30.0 metres;
(E) The maximum lot coverage is 50%; and
(F) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(521) Exception RD 521
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;
(E) The minimum building setback from a rear lot line is 15.0 metres;
(F) The maximum lot coverage is 50%;
(G) The required parking space must be located in a building; and
(H) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(522) Exception RD 522
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;
(E) The minimum building setback from a rear lot line is 10.0 metres;
(F) The maximum lot coverage is 50%;
(G) The required parking space must be located in a building; and
(H) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(523) Exception RD 523
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;
(E) The minimum building setback from a rear lot line is 7.5 metres;
(F) The maximum **lot coverage** is 50%;
(G) The required **parking space** must be located in a **building**; and
(H) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(524) **Exception RD 524**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Finch Ave., Tapscott Rd. or the railway right-of-way is 7.5 metres;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(525) **Exception RD 525**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Sheppard Ave., Tapscott Rd. or Washburn Way is 7.5 metres;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(526) **Exception RD 526**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Sheppard Ave., Tapscott Rd., or Milner Ave. is 7.5 metres;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(527) **Exception RD 527**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum *lot frontage* is that which existed on the day of the enactment of this by-law;
(B) The minimum *lot area* is that which existed on the day of the enactment of this by-law;
(C) The minimum *building setback* from a *lot line* that abuts Sheppard Ave., Neilson Rd., Tapscott Rd. and Washburn Way is 7.5 metres;
(D) The minimum *building setback* from a *side lot line* is 1.2 metres;
(E) The minimum *building setback* from a *side lot line* that abuts a *street* is 4.5 meters; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a *side lot line* that does not abut a *street*.

Prevailing By-laws and Prevailing Sections: (None Apply)

(528) Exception RD 528

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum *lot frontage* is that which existed on the day of the enactment of this By-law;
(B) The minimum *lot area* is that which existed on the day of the enactment of this By-law;
(C) The minimum *building setback* from a *front lot line* is 3.0 metres;
(D) The minimum *building setback* from a *side lot line* is 1.0 metres on one side only;
(E) The required *parking space* must be located in a *building*; and
(F) If the *vehicle* entrance to a garage also faces the *street*, the entrance must be set back a minimum of 6.0 metres from a *lot line* that abuts a *street*.

Prevailing By-laws and Prevailing Sections: (None Apply)

(529) Exception RD 529

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum *lot area* is that which existed on the day of the enactment of this By-law;
(B) The minimum *building setback* from a *side lot line* is 1.0 metres on one side only and nothing may encroach into that setback area; and
(C) The required *parking space* must be located in a *building*.

Prevailing By-laws and Prevailing Sections: (None Apply)

(530) Exception RD 530

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum *lot frontage* is that which existed on the day of the enactment of this By-law;
(B) The minimum *lot area* is that which existed on the day of the enactment of this By-law;
(C) The minimum *building setback* from a *lot line* that abuts Berner Trail, Greenspire Rd., or Malvern St. is 7.5 metres;
(D) The minimum *building setback* from a *side lot line* is 1.2 metres;
(E) The minimum *building setback* from a *side lot line* that abuts a *street* is 4.5 meters;
(F) An attached garage must be set back a minimum of 0.3 metres from a *side lot line* that does not abut a *street*.
The required parking space must be located in the residential building; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(531) Exception RD 531
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(C) The required parking space must be located in the residential building; and
(D) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(532) Exception RD 532
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts Berner Trail, Mammoths Hall Trail, or Malvern St. is 7.5 metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.
(G) The required parking space must be located in the residential building; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(533) Exception RD 533
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Berner Trail, Mammoths Hall Trail, or Malvern St. is 7.5 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(D) The required parking space must be located in the residential building; and
(E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(534) Exception RD 534
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(E) Nothing may encroach into a required side yard;
(F) The required parking space must be located in a building; and
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(535) Exception RD 535
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres;
(D) The minimum building setback from a side lot line that abuts a street is 2.0 meters;
(E) The maximum lot coverage is 50%;
(F) Nothing may encroach into a required side yard;
(G) The required parking space must be located in a building;
(H) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(I) Lot Number 8 must comply with the requirements for a corner lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(536) Exception RD 536
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Berner Trail, Greenspire Rd., or Malvern St. is 7.5 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(D) The required parking space must be located in the residential building; and
(E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(537) Exception RD 537
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the RD zone, a private school and one dwelling unit is permitted if:
   (i) the maximum gross floor area is not greater than 3,112 square metres;
   (ii) the maximum height of the building is the lesser of 9.5 metres and two storeys;
   (iii) the minimum front yard setback is 7.5 metres;
   (iv) the minimum building setback from a lot line is:
      (a) 5.0 metres if it is the east side lot line;
      (b) 8.0 metres if it is the west side lot line; and
      (c) 3.0 metres if it is the southwest side lot line; and
   (v) the minimum rear yard setback is 27.5 metres.

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(538) Exception RD 538
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum lot coverage is 43%;
(B) The minimum building setback from the side lot line is 1.8 metres;
(C) The minimum rear yard setback is 6.1 metres; and
(D) The minimum front yard setback is 3.81 metres.

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(539) Exception RD 539
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from the side lot line is 1.8 metres;
(B) The minimum rear yard setback is 1.85 metres; and
(C) The minimum front yard setback is 3.96 metres.

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(540) Exception RD 540
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The maximum lot coverage is 50%;
(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(F) The minimum building setback from a side lot line is 1.0 metres on one side only;
(G) The minimum building setback from a lot line that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
(H) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 13, of former City of Scarborough by-law 16762.

(541) Exception RD 541
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The maximum lot coverage is 50%;
(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(F) The minimum building setback from a side lot line is 1.0 metres on one side only; and

(H) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(542) Exception RD 542

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The maximum lot coverage is 50%;

(D) The minimum building setback from a side lot line that abuts a street is 3.0 metres;

(E) The minimum building setback from a front lot line that abuts a street is 4.5 metres;

(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(G) The minimum building setback from a side lot line is 1.0 metres on one side and 0.6 metres on the other side; and

(H) The maximum building height is the lesser of 11.0 metres or 3 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(543) Exception RD 543

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The maximum lot coverage is 50%;

(D) The minimum building setback from a side lot line that abuts a street is 3.5 metres;

(E) The minimum building setback from a side lot line is 1.0 metres; and

(F) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(544) Exception RD 544

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The maximum lot coverage is 50%;

(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(F) The minimum building setback from a side lot line is 1.0 metres on one side only; and

(G) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(545) Exception RD 545
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(B) The maximum **lot coverage** is 50%;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(E) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only; and
(F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(546) Exception RD 546

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum **lot coverage** is 50%;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only; and
(E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(547) Exception RD 547

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(548) Exception RD 548

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The maximum **lot coverage** is 50%;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(F) The minimum **building setback** from a **side lot line** is 0.9 metres; and
(G) The required **parking space** must be located in the **residential building**.
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation May 1, 2020

Prevailing By-laws and Prevailing Sections: (None Apply)

(549) Exception RD 549  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The maximum lot coverage is 50%;
(D) The minimum building setback from a side lot line is 1.0 metres on one side only;
(E) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(550) Exception RD 550  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(C) The minimum building setback from a lot line that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(551) Exception RD 551  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(C) The minimum building setback from a lot line that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(552) Exception RD 552  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(D) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(553) Exception RD 553
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The maximum lot coverage is 50%;
(D) The minimum building setback from a side lot line is 1.0 metres on one side only;
(E) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.0 metres from a lot line that abuts a street; and

(G) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(554) Exception RD 554
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum side yard setback is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(F) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(555) Exception RD 555
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(F) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(556) Exception RD 556
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On a corner lot the minimum lot frontage is 13.5 metres;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(E) The required parking space must be located in the residential building; and
(F) On each of the lots municipally known as 107 to 109 and 111 to 113 Seagrave Cres. one half of a semi-detached house is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(557) Exception RD 557
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) The minimum building setback from a lot line that abuts McNicoll Ave. is 7.5 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(558) Exception RD 558
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The maximum lot coverage is 50%;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(H) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(559) Exception RD 559
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite Regulation 10.20.40.70(3), the minimum required side yard setback:
   (i) for lots with a lot frontage of less than 15.0 metres, is 0.9 metres for one side yard setback and 1.2 metres for the other side yard setback; and
   (ii) for lots with a lot frontage of 15.0 metres and greater, is 1.5 metres for each side yard setback.

Prevailing By-laws and Prevailing Sections: (None Apply)
(560) **Exception RD 560**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts a **street** is:
   (i) 7.5 metres if the **lot line** abuts Warden Ave.;
   (ii) 6.0 metres where the **rear lot line** also abuts a **street**; and
   (iii) 5.1 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(561) **Exception RD 561**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The maximum **lot coverage** is 50%;
(D) The minimum **building setback** from a **front lot line** that abuts a **street** is 5.0 metres;
(E) The minimum **building setback** from a **side lot line** is 0.9 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres; and
(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(562) **Exception RD 562**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
(F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(563) **Exception RD 563**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The maximum **lot coverage** is 50%;
(D) The minimum **building setback** from a **front lot line** is 3.5 metres;
(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.6 metres from a **lot line** that abuts a **street**;
(F) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
(G) The minimum **building setback** from a **lot line** that abuts a **street** is 2.0 metres;
(H) The minimum **building setback** from a **rear lot line** is 7.0 metres;
(I) The maximum height of a **building** or **structure** is the lesser of 11.0 metres or 3 **storeys**;
(J) A minimum of 40% of the **front yard** must be used for **soft landscaping**; and
(K) The minimum **building setback** from a **rear lot line** is 7.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(564) Exception RD 564
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

Prevailing By-laws and Prevailing Sections: (None Apply)
(C) The maximum **lot coverage** is 50%;
(D) The minimum **building setback** from a **front lot line** is 3.5 metres;
(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.6 metres from a **lot line** that abuts a **street**;
(F) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
(G) The minimum **building setback** from a **lot line** that abuts a **street** is 2.0 metres;
(H) The minimum **building setback** from a **rear lot line** is 7.0 metres;
(I) The maximum height of a **building** or **structure** is the lesser of 11.0 metres or 3 **storeys**; and
(J) A minimum of 25% of the **front yard** must be used for **soft landscaping**.

(565) Exception RD 565
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The maximum **lot coverage** is 50%;
(D) The minimum **building setback** from a **front lot line** is 3.5 metres;
(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.6 metres from a **lot line** that abuts a **street**;
(F) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
(G) The minimum **building setback** from a **lot line** that abuts a **street** is 2.0 metres;
(H) The minimum **building setback** from a **rear lot line** is 7.0 metres;
(I) A minimum of 40% of the **front yard** must be used for **soft landscaping**; and
(J) The minimum **building setback** from a **rear lot line** is 7.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(566) Exception RD 566
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The maximum lot coverage is 50%;
(D) The minimum building setback from a front lot line is 3.5 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.6 metres from a lot line that abuts a street;
(F) The minimum building setback from a side lot line is 1.2 metres on one side and 0.6 metres on the other side;
(G) The minimum building setback from a lot line that abuts a street is 2.0 metres;
(H) The minimum building setback from a rear lot line is 7.0 metres;
(I) The maximum height of a building or structure is the lesser of 11.0 metres or 3 storeys;
(J) A minimum of 25% of the front yard must be used for soft landscaping; and
(K) The minimum building setback from a rear lot line is 7.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(567) Exception RD 567
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 3.0 metres;
(D) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side and nothing may encroach into that setback area;
(E) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(G) The maximum lot coverage is 50%;
(H) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(568) Exception RD 568
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 3.0 metres;
(B) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side and nothing may encroach into that setback area;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(E) The maximum lot coverage is 50%; and
(F) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(569) Exception RD 569
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres;
(B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(C) The maximum **lot coverage** is 50%; and
(D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(570) **Exception RD 570**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.0 metres;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(571) **Exception RD 571**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres;
(B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(C) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(572) **Exception RD 572**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(E) A swimming pool is permitted in the **street yard** if it is a minimum of 0.9 metres from a **lot line** that abuts the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(573) **Exception RD 573**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) In addition to the uses permitted in the RD zone, a children's mental health centre is permitted; and
(B) The minimum side yard setback is 1.8 metres.
Preceding By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(574) Exception RD 574
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.5 metres;
(B) The maximum lot coverage is 40%; and
(C) An attached or detached garage is contain not more than 3 parking spaces.
Preceding By-laws and Prevailing Sections: (None Apply)

(575) Exception RD 575
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.5 metres;
(B) The minimum building setback from a lot line that abuts a street is 4.2 metres;
(C) The maximum lot coverage is 45%; and
(D) An attached or detached garage is contain not more than 3 parking spaces.
Preceding By-laws and Prevailing Sections: (None Apply)

(576) Exception RD 576
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 9.0 metres;
(D) The minimum building setback from a side lot line is 1.5 metres;
(E) The maximum lot coverage is 40%;
(F) An attached or detached garage is contain not more than 3 parking spaces; and
(G) The maximum building height and the maximum number of storeys for each lot is the actual building height and number of storeys lawfully existing on each lot on the date of the enactment of this by-law.
Preceding By-laws and Prevailing Sections: (None Apply)

(577) Exception RD 577
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a lot that fronts on Sheppard Ave. the minimum lot frontage is measured 9.0 metres from the front lot line;
(B) The minimum building setback from a front lot line is the greater of:
   (i) 6.0 metre; or
   (ii) 24.0 metres, measured from the original centreline of Sheppard Ave.;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;

(D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(E) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(578) **Exception RD 578**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 9.0 metres;

(B) The minimum **building setback** from a **side lot line** is 1.5 metres;

(C) The maximum **lot coverage** is 50%;

(D) The maximum **building** height is 9.5 metres; and

(E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(579) **Exception RD 579**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.2 metres; and

(B) The minimum **building setback** from a **front lot line** is 9.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) For the **lot** municipally known as 10126 Sheppard Ave. E., Schedule "C" Exception 35, of former City of Scarborough by-law 15907; and

(B) For the lands located adjacent and to the rear of 33 and 35 Boywood Lane, Schedule "C" Exception 46, of former City of Scarborough by-law 15907.

(580) **Exception RD 580**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.5 metres;

(B) The minimum **building setback** from the northerly **lot line** is 10.0 metres for any **building** or **structure** above or below grade;

(C) The maximum **lot coverage** is 40%; and

(D) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(581) **Exception RD 581**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.5 metres;

(B) The maximum **lot coverage** is 40%; and

(C) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RD 582
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres on one side only;
(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(F) The maximum lot coverage is 40%; and
(G) An attached or detached garage is contain not more than 3 parking spaces.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 583
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.0 metres on one side only;
(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(D) The maximum lot coverage is 40%; and
(E) An attached or detached garage is contain not more than 3 parking spaces.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 584
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Sheppard Ave. is 9.0 metres;
(D) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into that setback area;
(E) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(G) The maximum lot coverage is 50%; and
(H) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 585
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts Sheppard Ave. is 9.0 metres;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(E) The minimum **building setback** from the **rear lot line** is 10.0 metres for any **building** or **structure** above or below grade;
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(G) The maximum **lot coverage** is 40%; and
(H) An attached or detached garage is contain not more than 3 **parking spaces**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(586) Exception RD 586**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(D) The maximum **lot coverage** is 50%; and
(E) An attached or detached garage is contain not more than 3 **parking spaces**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(587) Exception RD 587**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
(E) The maximum height of a **building** is 12.5 metres; and
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(588) Exception RD 588**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(E) The maximum **lot coverage** is 50%;
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
(G) The required **parking space** must be located in a **building**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)
(589) Exception RD 589
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres;
(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) The maximum lot coverage is 50%;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) An attached or detached garage is contain not more than 3 parking spaces.

Prevailing By-laws and Prevailing Sections: (None Apply)

(590) Exception RD 590
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into that setback area;
(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(C) The maximum lot coverage is 50%;
(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(E) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(591) Exception RD 591
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum building setback from a side lot line is 1.0 metres on one side, 0.5 metres on the other side and nothing may encroach into that setback area;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The maximum lot coverage is 50%;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(F) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(592) Exception RD 592
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 10.5.40.10(1), the height of a building or structure is the distance between the Canadian Geodetic Datum elevation of 163.7 metres and the elevation of the highest point of the building;
(B) Despite regulation 10.20.40.20(1), the permitted maximum building length is 19.0 metres;
(C) Despite clauses 10.5.40.70 and 10.20.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1336-2018(LPAT);

(D) Despite regulations 10.5.40.50(2) and 10.5.40.60(1)(C), a porch, deck, balcony or similar **structure** may encroach into a required **building setback** a maximum of 4.2 metres;

(E) Despite regulation 10.5.100.1(1)(C), the permitted maximum **driveway** width is 6.0 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

[By-law: 1336-2018]

**(593) Exception RD 593**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The following regulations and clauses do not apply to a **transportation use**: 10.20.30.10, 10.20.40.70, 10.5.40.70(1), and 10.20.40.10(6);

(B) Despite Clause 80.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and

(C) Despite 80.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

[By-law: 1115-2018]

**(594) Exception RD 594**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;

(B) The minimum **building setback** from a **lot line** that abuts Generation Blvd. is 7.5 metres;

(C) The maximum **lot coverage** is 50%; and

(D) The required **parking space** must be located in a **building**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(595) Exception RD 595**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) On 971, 973, 975, 977 and 979 Warden Avenue, if the requirements of Section 5 and Schedule A of By-law 811-2018 are complied with, a **building** or **structure** is permitted if it complies with the following regulations;

(B) For the purpose of this exception, for parcels 1-19 and parcels 24-26 the **front lot line** is the shortest **lot line** abutting the Private Road and for parcels 20-23 the **front lot line** is the **lot line** closest to Warden Avenue as identified on Diagram 3 of By-law 811-2018;

(C) For the purpose of this exception, **established grade** for a **lot/parcel** as identified on Diagram 3 of By-law 811-2018, is as follows:

(i) 165.7 metres for lot/parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11;

(ii) 165.1 metres for lot/parcel 12, 13, 14, 15, 16, 17 and 18;

(iii) 163.7 metres for lot/parcel 19;

(iv) 164.3 metres for lot/parcel 20, 21, 22 and 23; and

(v) 165.4 metres for lot/parcel 24, 25 and 26

(D) The permitted maximum height of a **building** or **structure** is 10.5 metres and 3 **storeys**, excluding **basements**, and shall be measured from **established grade**;

(E) For **lot/parcel** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 no part of a **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot/parcel** from the highest point of ground along the entire length of the **rear lot line** for that **lot/parcel**;
(F) For the purpose of this exception, for a detached house, all waste and recyclable material must be stored in a wholly enclosed building;

(G) Despite regulation 5.10.30.1(1)(B), all Municipal water mains and Municipal sewers, and their appurtenances are installed and operational;

(H) Despite regulation 10.5.50.10(1), the space between the front main wall of a building and a front lot line, not covered by a permitted driveway, permitted platform and a maximum 1.2 metre wide walkway, must be maintained as soft landscaping;

(I) Despite regulations 10.20.30.10(1) the minimum lot area for each lot/parcel, as identified on Diagram 3 of By-law 811-2018, is:

   (i) Lot/Parcel 1, 245 square metres;
   (ii) Lot/Parcel 2, 235 square metres;
   (iii) Lot/Parcel 3, 240 square metres;
   (iv) Lot/Parcel 4, 240 square metres;
   (v) Lot/Parcel 5, 250 square metres;
   (vi) Lot/Parcel 6, 390 square metres;
   (vii) Lot/Parcel 7, 370 square metres;
   (viii) Lot/Parcel 8, 240 square metres;
   (ix) Lot/Parcel 9, 235 square metres;
   (x) Lot/Parcel 10, 235 square metres;
   (xi) Lot/Parcel 11, 345 square metres;
   (xii) Lot/Parcel 12, 290 square metres;
   (xiii) Lot/Parcel 13, 195 square metres;
   (xiv) Lot/Parcel 14, 15, 16 and 17, 195 square metres;
   (xv) Lot/Parcel 18, 190 square metres;
   (xvi) Lot/Parcel 19, 250 square metres;
   (xvii) Lot/Parcel 20, 170 square metres;
   (xviii) Lot/Parcel 21 and 22, 180 square metres;
   (xix) Lot/Parcel 23, 185 square metres;
   (xx) Lot/Parcel 24, 195 square metres;
   (xxi) Lot/Parcel 25, 200 square metres; and
   (xxii) Lot/Parcel 26, 205 square metres;

(J) Despite regulations 10.20.30.20(1) the minimum lot frontage for each lot/parcel, as identified on Diagram 3 of By-law 811-2018, is:

   (i) Lot/Parcel 1, 11.0 metres;
   (ii) Lot/Parcel 2, 3 and 4, 10.7 metres;
   (iii) Lot/Parcel 5, 5.3 metres;
   (iv) Lot/Parcel 6 and 7, 4.8 metres;
   (v) Lot/Parcel 8, 6.4 metres;
   (vi) Lot/Parcel 9, 10.7 metres;
   (vii) Lot/Parcel 10, 8.6 metres;
   (viii) Lot/Parcel 11, 6.4 metres;
   (ix) Lot/Parcel 12, 4.0 metres;
   (x) Lot/Parcel 13, 5.8 metres;
   (xi) Lot/Parcel 14, 15, 16 and 17, 8.3 metres;
   (xii) Lot/Parcel 18, 6.2 metres;
   (xiii) Lot/Parcel 19, 7.4 metres;
   (xiv) Lot/Parcel 20, 21 and 22, 8.9 metres;
   (xv) Lot/Parcel 23, 9.4 metres;
   (xvi) Lot/Parcel 24 and 25, 8.3 metres; and
(xvii) Lot/Parcel 26, 7.9 metres;

(K) Despite regulation 10.20.30.40(1), the maximum lot coverage for each lot/parcel, as identified on Diagram 3 of by-law 811-2018, is:

(i) Lot/Parcel 1, 2, 3, 4, 5, and 6, 39 percent
(ii) Lot/Parcel 7, 8, 9, 10, and 11, 41 percent
(iii) Lot/Parcel 12, 13, 14, 15, 16, 17, and 18, 46 percent
(iv) Lot/Parcel 19, 35 percent
(v) Lot/Parcel 20, 21, 22, 23, 46 percent
(vi) Lot/Parcel 24, 25, 26, 43 percent

(L) Despite regulation 10.20.40.10 Height (2) (A) and (B) shall not apply;

(M) Despite clause 10.20.40.70, the minimum required building setbacks are shown on Diagram 3 of By-law 811-2018;

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 811-2018 ]

(596) Exception RD 596
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a rear lot line is 1.2 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The maximum lot coverage is 40%; and
(H) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(597) Exception RD 597
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a corner lot the minimum lot frontage is 6.4 metres;
(B) The minimum building setback from a lot line that abuts a street is 4.5 metres; and
(C) The maximum lot coverage is 55%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(598) Exception RD 598
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(D) The maximum lot coverage is 50%; and
(E) The required parking space must be located in a building.
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

Prevailing By-laws and Prevailing Sections: (None Apply)

(599) Exception RD 599
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** that abuts a **street** is:
   (i) 7.5 metres where the **front lot line** abuts Braymore Blvd. or Dean Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **rear lot line** is 1.2 metres;
(G) The maximum **lot coverage** is 40%;
(H) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(I) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(600) Exception RD 600
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing may encroach into that setback area;
(D) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(G) The maximum **lot coverage** is 50%; and
(H) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(601) Exception RD 601
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing may encroach into that setback area;
(B) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(E) The maximum **lot coverage** is 50%; and
(F) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(602) Exception RD 602
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.0 metres on one side, 0.6 metres on the other side;
(B) The minimum building setback from a front lot line that abuts a street is 3.0 metres;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(D) The maximum lot coverage is 45%;
(E) The required parking space must be located in the residential building; and
(F) The maximum height is the lesser of 10.0 metres and 2 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(603) Exception RD 603
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.0 metres on one side, 0.6 metres on the other side;
(B) The minimum building setback from a front lot line that abuts a street is 3.0 metres;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(D) The maximum lot coverage is 45%;
(E) The required parking space must be located in the residential building; and
(F) The maximum height is the lesser of 10.0 metres and 2 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(604) Exception RD 604
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line is 1.0 metres on one side, 0.5 metres on the other side and nothing may encroach into that setback area;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(D) The maximum lot coverage is 50%; and
(E) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(605) Exception RD 605
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(E) The maximum lot coverage is 40%; and

(F) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(606) Exception RD 606

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a side lot line is 1.0 metres on one side, 0.5 metres on the other side and nothing may encroach into that setback area;

(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(D) The maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(607) Exception RD 607

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;

(B) The minimum building setback from a front lot line that abuts a street is 4.5 metres;

(C) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(D) The maximum lot coverage is 40%; and

(E) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(608) Exception RD 608

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line that abuts a street is 4.5 metres;

(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(E) The maximum lot coverage is 40%; and

(F) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(609) Exception RD 609

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;

(B) The minimum building setback from a front lot line that abuts a street is:
(i) 7.5 metres where the front lot line abuts Braymore Blvd. or Dean Rd.; and
(ii) 6.0 metres in all other cases;

(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(E) The maximum lot coverage is 40%; and
(F) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(610) Exception RD 610
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.0 metres on one side, 0.5 metres on the other side;
(B) The minimum building setback from a front lot line that abuts a street is 3.0 metres;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;
(D) The maximum lot coverage is 55%; and
(E) The maximum height of a building or structure is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(611) Exception RD 611
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a front lot line that abuts a street is 3.0 metres;
(C) The maximum gross floor area of all buildings on the lot, excluding the gross floor area of any basements, must not exceed 40% of the area of the lot;
(D) The required parking space must be located in the residential building; and
(E) In addition to the uses permitted in the zone, a kennel and a veterinary hospital are permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(612) Exception RD 612
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a front lot line that abuts a street is 3.0 metres; and
(C) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(613) Exception RD 613
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres; and
(B) These lands must comply with exception 900.3.10(1462).
Prevailing By-laws and Prevailing Sections: (None Apply)

(614) Exception RD 614
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(615) Exception RD 615
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 7.5 metres
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(616) Exception RD 616
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(C) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(617) Exception RD 617
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(D) The required parking space must be located in a building;
(E) The maximum lot coverage for two- storey buildings is 43% of the area of the lot and the maximum lot coverage for one- storey buildings and one and one-half storey buildings is 50% of the area of the lot; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(618) Exception RD 618
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(D) The required parking space must be located in a building;
(E) The maximum lot coverage for two- storey buildings is 43% of the area of the lot and the maximum lot coverage for one- storey buildings and one and one-half storey buildings is 50% of the area of the lot; and
(F) These lands must comply with exception 900.3.10(1462); and
(G) The minimum building setback from an open space zone is 0.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(619) Exception RD 619
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 9.0 metres;
(B) The minimum building setback from a side lot line is 1.2 metres on one side and:
   (i) if a parking space is located within the residential building, 1.2 metres on the other side; and
   (ii) in all other cases 3.0 metres on the other side;
(C) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(D) The maximum lot coverage is 33%;
(E) The minimum lot frontage is to be measured 7.5 metres from the front lot line; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(620) Exception RD 620
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(621) Exception RD 621
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 0.6 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(H) The maximum lot coverage is 50%; and
(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(622) Exception RD 622
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The required parking space must be located in a building;
(C) An attached garage must be set back a minimum of 1.0 metres from a side lot line that does not abut a street and nothing may encroach into that setback area; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(623) Exception RD 623
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.5 metres;
(E) An attached garage must be set back a minimum of 1.0 metres from a side lot line that does not abut a street and nothing may encroach into that setback area;
(F) The required parking space must be located in a building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(624) Exception RD 624
The lands or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres and nothing may encroach into the required building setback;
(D) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(E) The required parking space must be in a building;

(F) If the vehicle entrance to a garage also faces a street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(G) The maximum floor space index for a lot with a dwelling unit in a permitted building type is 0.55 times the lot area.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1124-2018 ]

(625) Exception RD 625
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.6 metres and nothing may encroach into that setback area;

(B) The required parking space must be located in the residential building; and

(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(626) Exception RD 626
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 4.5 metres;

(B) The minimum building setback from a side lot line is 1.2 metres on one side and:

(i) If a parking space is located within the residential building, 1.2 metres on the other side; and

(ii) in all other cases 3.0 metres on the other side;

(C) The required parking space must be located in the residential building; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(627) Exception RD 627
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(D) The minimum building setback from a side lot line is:

(i) 0.6 metres if the lot frontage is less than 12.0 metres;

(ii) 0.9 metres if the lot frontage is 12.0 metres or more and less than 13.0 metres; and

(iii) 1.2 metres if the lot frontage is 13.0 metres or more;

(E) The maximum lot coverage is 40%;

(F) The required parking space must be located in the residential building;

(G) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(628) Exception RD 628
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is:
   (i) 0.6 metres if the lot frontage is less than 12.0 metres;
   (ii) 0.9 metres if the lot frontage is 12.0 metres or more and less than 13.0 metres; and
   (iii) 1.2 metres if the lot frontage is 13.0 metres or more;
(D) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres if the lot frontage is less than 12.0 metres; and
   (ii) 3.5 metres if the lot frontage is 12.0 metres or larger;
(E) The maximum lot coverage is 50% if the lot area is less than 438 square metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(629) Exception RD 629
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is:
   (i) 0.6 metres if the lot frontage is less than 12.0 metres;
   (ii) 0.9 metres if the lot frontage is 12.0 metres or more and less than 13.0 metres; and
   (iii) 1.2 metres if the lot frontage is 13.0 metres or more;
(B) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres if the lot frontage is less than 12.0 metres; and
   (ii) 3.5 metres if the lot frontage is 12.0 metres or larger;
(C) The maximum lot coverage is 50% if the lot area is less than 438 square metres;
(D) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(E) The required parking space must be located in the residential building; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(630) Exception RD 630
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres on one side and 0.3 metres on the other side and nothing may encroach into that setback area;
(D) The minimum building setback from a front lot line is 4.5 metres;
(E) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(F) The maximum height of the residential building is the lesser of 2 storeys or 9.0 metres;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(H) The required parking space must be located in the residential building; and

(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(631) Exception RD 631

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;

(B) The minimum building setback from a lot line that abuts a street is:

   (i) 3.0 metres if the lot frontage is less than 12.0 metres; and

   (ii) 3.5 metres if the lot frontage is 12.0 metres or larger;

(C) The required parking space must be located in the residential building; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(632) Exception RD 632

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 4.5 metres;

(D) The minimum building setback from a side lot line is 0.6 metres on the side with the garage and 1.2 metres on the other side;

(E) The minimum building setback from a side lot line that abuts a street is 3.0 metres;

(F) The maximum lot coverage is 50%;

(G) The maximum height of a the building is:

   (i) 10.0 metres for any portion of the building within 14.0 metres of a rear lot line; and

   (ii) in all other cases the lesser of 11.0 metres or 3 storeys;

(H) The required parking space must be located in a building;

   (i) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

   (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(633) Exception RD 633

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(D) The minimum building setback from a side lot line is 1.2 metres on one side and 0.6 metres on the other side;

(E) The maximum height of a building is the lesser of 14.5 metres or 3 storeys;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(634) Exception RD 634
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;

(B) An attached garage must be set back a minimum of 1.0 metres from a side lot line that does not abut a street;

(C) The required parking space must be located in a building; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(635) Exception RD 635
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 4.5 metres;

(D) The minimum building setback from a side lot line is 0.6 metres on the side with the garage and 1.2 metres on the other side;

(E) The minimum building setback from a side lot line that abuts a street is 3.0 metres;

(F) The maximum lot coverage is 50%;

(G) The maximum height of a the building is the lesser of 11.0 metres or 3 storeys;

(H) The required parking space must be located in a building;

(I) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(636) Exception RD 636
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 1.5 metres;

(D) The minimum building setback from a side lot line is 0.6 metres on the side with the garage and 1.2 metres on the other side;

(E) The minimum building setback from a side lot line that abuts a street is 3.0 metres;

(F) The maximum lot coverage is 50%;

(G) The maximum height of a the building is the lesser of 11.0 metres or 3 storeys;

(H) The required parking space must be located in a building;

(I) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 3.5 metres from a lot line that abuts a street; and

(J) These lands must comply with exception 900.3.10(1462).
(637) Exception RD 637

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 1.5 metres;
(D) The minimum building setback from a side lot line is 0.6 metres on the side with the garage and 1.2 metres on the other side;
(E) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(F) The maximum lot coverage is 50%;
(G) The maximum height of a the building is:
   (i) 10.0 metres for any portion of the building within 14.0 metres of a rear lot line; and
   (ii) in all other cases the lesser of 11.0 metres or 3 storeys;
(H) The required parking space must be located in a building;
(I) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 3.5 metres from a lot line that abuts a street; and
(J) These lands must comply with exception 900.3.10(1462).

(638) Exception RD 638

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Regulation 10.5.40.70(1) "Front Yard Setback-Averaging", does not apply;
(B) Despite clause 10.20.30.10, for each of the lots shown on Diagram 5 attached to By-law 1141-2018, the required minimum lot area is:
   (i) 361 square metres for lot 1;
   (ii) 266 square metres for lots 2-13;
   (iii) 350 square metres for lot 14;
   (iv) 312 square metres for lot 15;
   (v) 265 square metres for lot 16; and
   (vi) 263 square metres for lots 17-19;
(C) Despite clause 10.20.30.20, for each of the lots shown on Diagram 5 attached to By-law 1141-2018, the required minimum lot frontage is:
   (i) 13 metres for lot 1; and
   (ii) 9 metres for lots 2-13 and 15-19;
(D) Despite clause 10.20.40.40, for each of the lots shown on Diagram 5 attached to By-law 1141-2018, the permitted maximum floor space index is:
   (i) 0.58 for Lot 1;
   (ii) 0.71 for lots 2-13 and 16;
   (iii) 0.6 for lot 14;
   (iv) 0.61 for lot 15; and
   (v) 0.72 for lots 17-19;
(E) Despite regulation 10.20.40.70 (2), for each of the lots shown on Diagram 5 attached to By-law 1141-2018, the required minimum rear yard setback is:
   (i) 8 metres for lots 1-3, 7, 8, and 12-14;
(ii) 7.6 metres for lots 4-6 and 9-11; and
(iii) 7.8 metres for lots 15-19;

(F) Despite regulation 10.20.40.70 (3) and regulation 10.20.40.70 (6), for each of the lots shown on Diagram 5 attached to By-law 1141-2018, the required minimum side yard setback is:
(i) 0.9 metres on one side only and 4.2 metres on the other side for lot 1; and
(ii) 0.9 metres on one side only and 3 metres on the other side for lot 14;

(G) Despite regulation 10.20.40.70 (1), for each of the lots shown on Diagram 5 attached to By-law 1141-2018, the required minimum front yard setback is:
(i) 5.4 metres from the second storey for lots 1-3, 7, 8, 12-14 and 16-19; and
(ii) 5.9 metres from the second storey for lots 4-6 and 9-11;

(H) Despite regulation 10.5.50.10(1)(D), for each of the lots shown on Diagram 5 attached to By-law 1141-2018, the required minimum front yard soft landscaping is:
(i) 64 percent for lots 1 and 14;
(ii) 52 percent for lots 2, 3, 7, 8, 12, 13 and 16-19;
(iii) 53 percent for lots 4-6 and 9-11; and
(iv) 66 percent for lot 15.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1141-2018 ]

(639) Exception RD 639
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.6 metres;
(B) The maximum lot coverage is 50%;
(C) The required parking space must be located in the residential building;
(D) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(640) Exception RD 640
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.6 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(C) The maximum lot coverage is 50%;
(D) The required parking space must be located in the residential building;
(E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(641) Exception RD 641
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.6 metres and nothing may encroach into that setback area;

(B) The minimum **building setback** from a **rear lot line** is 4.5 metres;

(C) The maximum **lot coverage** is 50%;

(D) The required **parking space** must be located in a **building**; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(642) **Exception RD 642**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is:

   (i) 0.6 metres if the **lot frontage** is less than 12.0 metres;
   
   (ii) 0.9 metres if the **lot frontage** is 12.0 metres or more and less than 13.0 metres; and
   
   (iii) 1.2 metres if the **lot frontage** is 13.0 metres or more;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 3.0 metres if the **lot frontage** is less than 12.0 metres; and
   
   (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger;

(C) The maximum **lot coverage** is 50% if the **lot area** is less than 438 square metres;

(D) The required **parking space** must be located in the **residential building**;

(E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(643) **Exception RD 643**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 10.5.40.50(4)(A) the level of the floor of a platform attached to or within 0.3 metres of a front **main wall** may be no higher than the level of the floor from which it gains access;

(B) Regulation 10.5.40.70(1), "Front Yard Setback - Averaging", does not apply;

(C) Despite clause 10.5.40.60 the following may encroach into the required minimum **building setbacks** if they are no closer to a **lot** line than 0.3 metres, as follows:

   (i) chimney breasts, pilasters and decorative columns a maximum of 0.5 metres;
   
   (ii) roof overhang, cantilevered elements, canopies, eaves and porticoes a maximum of 1.0 metres;
   
   (iii) balconies and unenclosed porches may encroach into the **front yard** or **rear yard setback** a maximum of 1.85 metres;
   
   (iv) first storey cantilevered bay, bow, box, or dormer windows located on the first storey of the **building** may encroach a maximum of 1.0 metres, and a maximum of 0.65 metres where the required **setback** is 1.5 metres or less;
   
   (v) cantilevered bay, bow, box, or dormer windows located above the first **storey** of the **building** may encroach a maximum of 0.5 metres; and
   
   (vi) decks may encroach into the **rear yard setback** a maximum of 3.5 metres;

(D) Despite regulation 10.5.50.10(1), a minimum of 45 percent of the **front yard** must be **landscaping** and a minimum of 65 percent of the required **front yard landscaping** must be **soft landscaping**;

(E) Despite regulation 10.5.80.40(3)(B), **vehicle** access to a **parking space** on a **corner lot** is not required to be from a flanking **street**;
(F) Despite regulation 10.5.100.1(1), a driveway that is in the front yard or passes through the front yard may have the following dimensions in the front yard:
   (i) a minimum width of 2.6 metres for lots 1 to 13 and 16 to 31;
   (ii) a minimum width of 2.0 metres for lots 14 and 15; and
   (iii) a maximum width of 4.2 metres;

(G) Despite Clause 10.20.30.10, for each of the lots shown as parts on Diagram 7 attached to By-law 1109-2018, the required minimum lot area is:
   (i) 225 square metres for lots 2 to 12 and 17 to 30;
   (ii) 300 square metres for lots 1 and 31; and
   (iii) 340 square metres for lots 13 to 16;

(H) Despite regulation 10.20.30.20(1), the required minimum lot frontage for each lot shown on Diagram 7 attached to By-law 1109-2018 is:
   (i) 5.0 metres for lots 13 to 16;
   (ii) 8.3 metres for lots 2 to 12 and 17 to 30; and
   (iii) 10.0 metres for lots 1 and 31;

(I) Despite regulation 10.20.40.10(1), the permitted maximum height on lots 15 to 20 as shown on Diagram 7 attached to By-law 1109-2018 is 10.5 metres and 3 storeys;

(J) Despite regulation 10.20.40.10(4), the permitted maximum height for a detached house with a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50 percent of the total horizontal roof area, is 10.5 metres and 3 storeys and regulation 10.20.40.10(2) does not apply;

(K) Despite regulation 10.20.40.10(5), parapets may project above the permitted maximum height for a building by 0.5 metres;

(L) Despite regulation 10.20.40.10(6), the permitted maximum height of the first floor above established grade is 2.0 metres;

(M) Despite Clause 10.20.40.20, the permitted maximum building length is 21.0 metres;

(N) Despite clause 10.20.40.30, the permitted maximum building depth for each of the lots as shown on Diagram 7 attached to By-law 1109-2018 is:
   (i) 21.0 metres for lots 1 to 12 and 16 to 31; and
   (ii) 25.0 metres for lots 13 to 15;

(O) Despite regulation 10.20.40.50(1), there may be no more than a total of four platforms, and no more than two on each of the front, rear and each side of the detached house, and the maximum area of each platform is 8.0 square metres for Lots 1-14 and 21-31 on Diagram 7, and the maximum area of each platform on the rear side of the detached house is 4.0 square metres for Lots 15-20 on Diagram 7;

(P) Despite Clause 10.20.40.70, the required minimum building setbacks are as follows for the lots shown on Diagram 7 of By-law 1109-2018:
   (i) Lots 1 to 14 and 22 to 31:
      (a) Front yard setback-3.0 metres, except that the minimum front yard setback is 5.6 metres to the main wall containing vehicular access to a garage;
      (b) Side yard setback-3.0 metres where the side lot line abuts Patricia Avenue, otherwise the minimum side yard setback is 0.6 metres;
      (c) Rear yard setback – 7.0 metres;
   (ii) Lots 15 to 20:
      (a) Front yard setback – 3.0 metres, except that the minimum front yard setback is 5.6 metres to the main wall containing vehicular access to a garage;
      (b) Side yard setback – 0.6 metres;
      (c) Rear yard setback – 7.5 metres;
(iii) Lot 21:

(a) **Front yard setback** – 3.0 metres, except that the minimum **front yard setback** is 5.6 metres to the **main wall** containing vehicular access to a garage;

(b) **Side yard setback** – 2.0 metres where the side **lot line** abuts a **street**, otherwise the minimum **side yard setback** is 0.6 metres;

(c) **Rear yard setback** – 7.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1109-2018 ]

(644) **Exception RD 644**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is:

   (i) 0.6 metres if the **lot frontage** is less than 12.0 metres;

   (ii) 0.9 metres if the **lot frontage** is 12.0 metres or more and less than 13.0 metres; and

   (iii) 1.2 metres if the **lot frontage** is 13.0 metres or more;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 3.0 metres if the **lot frontage** is less than 12.0 metres; and

   (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger;

(C) The maximum **lot coverage** is 50% if the **lot area** is less than 438 square metres;

(D) The required **parking space** must be located in the **residential building**;

(E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(645) **Exception RD 645**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For the purpose of calculating setbacks and establishing internal lot orientation, the **front lot line** is the shortest **lot line** which divides the **lot** from a private road as shown on Diagram 3 of By-law 1201-2018;

(B) A maximum of 8 **dwelling units** are permitted;

(C) **Lot frontage** is measured on the **lot** 4.5 metres from the **front lot line**;

(D) Despite regulation 10.5.80.40 (3), access to the **parking space** must be from the private road and across the **front lot line**;

(E) Despite regulation 10.5.40.60 (1), (2) and (3), a balcony, steps, unenclosed porch and canopy may encroach into the required minimum **front yard setback** or **rear yard setback**, as shown on Diagram 3 of By-law 1201-2018; a maximum of 1.8 metres;

(F) Despite regulation 10.5.100.1 (1), the required minimum **driveway** width is 2.6 metres;

(G) Despite regulation 200.5.1.10 (2), the required **parking space** must have a minimum width of 3.0 metres;

(H) The total **interior floor area** inside a **parking garage**, including an area of the **parking space(s)** and for the storage of waste and recycling must be provided as follows:

   (i) a minimum area of 19.8 square metres if there is one **parking space**; and

   (ii) a minimum area of 39.6 square metres if there are two **parking spaces**;

(I) Despite 10.5.40.40(3)(C) the **interior floor area** of a **parking garage** as required in (H) above, is excluded from the calculation of **gross floor area** of a **detached house**;
(J) Despite regulation 10.20.40.10 (1), the permitted maximum height of a building or structure is 11.0 metres;

(K) Despite regulation 10.20.40.10 (3), the permitted maximum number of storeys is 2;

(L) Despite regulation 10.5.40.10 (1), the height of a building is the distance between the Canadian Geodetic Datum elevation of 117 metres and the highest point of a building;

(M) Despite regulation 10.5.50.10(1)(B), a minimum of 35 percent of the front yard on each lot shown on Diagram 3 of By-law 1201-2018; must be landscaping;

(N) Despite regulation 10.5.50.10(1)(D), a minimum of 70 percent of the front yard landscaping must be maintained as soft landscaping;

(O) Despite regulations 10.20.30.20(1) the minimum lot frontage for each lot, as shown on Diagram 3 of By-law 1201-2018; is:

   (i) Lots/Parcels 1, 2, 3 and 4 10 metres;
   (ii) Lot/Parcel 5 9.5 metres;
   (iii) Lots/Parcels 6 and 7 9.0 metres;
   (iv) Lot 8/Parcel 8.5 metres;

(P) Despite regulation 10.20.30.10(1), the minimum lot area for each lot, as shown on Diagram 3 of By-law 1201-2018; is:

   (i) Lots/Parcel 1, 2, 3 and 4 265 square metres;
   (ii) Lot/Parcel 5 260 square metres;
   (iii) Lots/Parcel 6 and 7 270 square metres;
   (iv) Lot/Parcel 8 360 square metres;

(Q) Despite clause 10.20.40.70, the required minimum building setbacks are shown on Diagram 3 of By-law 1201-2018;

(R) Despite regulation 10.20.30.40 (1), the permitted maximum lot coverage is 45 percent; and

(S) Despite regulation 5.10.30.1(1)(B), all Municipal water mains and Municipal sewers, and their appurtenances are installed and operational.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1201-2018 ]

(646) Exception RD 646

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(D) The minimum building setback from a side lot line is 1.2 metres on one side and 0.6 metres on the other side;

(E) The minimum building setback from a rear lot line is 10.0 metres;

(F) The maximum height of a building is 12.5 metres;

(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;

(H) within the required rear yard setback a building or structure on or below grade is not permitted; and

(I) An ancillary structure located in the rear yard may not exceed a gross floor area of 10 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(647) Exception RD 647

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;  
(C) The maximum height of a **building** is 12.5 metres; and  
(D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(648) **Exception RD 648**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**  
(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;  
(B) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;  
(C) The maximum height of a **building** is the lesser of 14.5 metres or 3 **storeys**; and  
(D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(649) **Exception RD 649**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**  
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;  
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;  
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;  
(D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;  
(E) The maximum height of a **building** is 12.5 metres; and  
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(650) **Exception RD 650**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**  
(A) The minimum **side yard setback** is 1.8 metres; and  
(B) In addition to the uses permitted in the RD zone, a veterinary office is permitted, if:  
   (i) there is no boarding of animals; and  
   (ii) a minimum of 8 **parking spaces** are provided.

Prevailing By-laws and Prevailing Sections:  
(A) Schedule 'D' **Airport Hazard Map from City of North York zoning by-law 7625**.

(651) **Exception RD 651**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**  
(A) The minimum **building setback** from a **lot line** are:  
   (i) for I Liberato Ct. 2.7 metres from the west **lot line** and 0.25 metres from the east **lot line**;
(ii) for 3 Liberato Ct. 2.5 metres from the rear lot line;
(iii) for 102 Codsell Ave. 1.2 metres from the east lot line; and
(iv) for 98 Codsell Ave. the minimum lot frontage is 14.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(652) Exception RD 652

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 3000, 3004, 3008, 3012 and 3020 Kennedy Road, if the requirements of Section 6 and Schedule A of By-law 1156-2018 are complied with, a building, structure, addition or enlargement may be erected or used in compliance with (B) to (K) below;

(B) Despite regulation 10.20.30.10(1) the required minimum lot area for the following lots shown on Diagram 3 attached to By-law 1156-2018, are:

   (i) lot 1 372 square metres;
   (ii) lot 2 338 square metres;
   (iii) lot 3 476 square metres;
   (iv) lot 4 438 square metres;
   (v) lot 20 244 square metres;
   (vi) lot 21 300 square metres;
   (vii) lot 22 359 square metres;
   (viii) lot 34 336 square metres;
   (ix) lot 35 200 square metres;
   (x) lots 36 and 37 205 square metres;
   (xi) lots 38-40 206 square metres;
   (xii) lot 41 207 square metres;
   (xiii) lot 42 199 square metres; and
   (xiv) for all other lots 255 square metres;

(C) Despite regulation 10.20.40.40(1) the permitted maximum floor space index for the following lots shown on Diagram 3 attached to By-law 1156-2018, are:

   (i) lots 20 and 23 1.1;
   (ii) lots 3, 4, 19, 21 and 22 1.0;
   (iii) lots 2, 38 and 42 1.3; and
   (iv) for all other lots 1.2;

(D) Despite regulation 10.20.30.20(1) the required minimum lot frontage for the following lots shown on Diagram 3 attached to By-law 1156-2018 are:

   (i) lots 1 and 2 10.5 metres;
   (ii) lot 3 11.5 metres;
   (iii) lot 4 16 metres;
   (iv) lot 22 11 metres;
   (v) lot 34 12 metres;
   (vi) lot 42 8.7 metres; and
   (vii) for all other lots 9 metres;

(E) Despite regulations 10.5.40.70(1) and 10.20.40.70(1) the required minimum front yard setback for the following lots shown on Diagram 3 attached to By-law 1156-2018 are:

   (i) lots 4-20, 33 and 34 5.6 metres;
   (ii) lot 21 6.7 metres;
(iii) lot 22 7.0 metres; and
(iv) for all other lots 6.0 metres;

(F) Despite regulation 10.20.40.70(2) the required minimum rear yard setback for the following lots shown on Diagram 3 attached to By-law 1156-2018 are:

(i) lots 35-42 3.0 metres to Kennedy Road street line; and
(ii) for all other lots 7.5 metres;

(G) Despite regulation 10.20.40.70(3) the required minimum side yard setback for the following lots shown on Diagram 3 attached to By-law 1156-2018 are:

(i) lots 1 and 2 is 0.9 m on one side and 0.6 metres on the other side;
(ii) lot 3 is 2.0 metres for level 1 and level 2 of the detached house, 2.4 metres for level 3 of the detached house, and 0.6 metres on the other side of the detached house;
(iii) lot 4 is 4.0 metres from the south lot line and 0.6 metres from the east lot line and 2.6 metres from the west lot line;
(iv) lots 5-11, 14-20, 23-33 and lots 36-41 is 0.9 metres on one side only, 0.6 metres on the other side, and 0.3 metres for an attached garage;
(v) lots 12 and 13 is 1.5 metres for the exterior side yard, 0.6 metres on the other side, and 0.3 m for an attached garage;
(vi) lot 21 is 1.2 metres on one side, and 0.6 metres on the other side;
(vii) lot 22 is 1.2 metres on one side, and 0.9 metres on the other side;
(viii) lot 34 is 3.0 metres for the exterior side yard, 0.6 metres on the other side, and 0.3 metres for an attached garage;
(ix) lot 35 is 0.8 metres on one side, 0.6 metres on the other side and 0.3 metres for an attached garage; and
(x) lot 42 is 0.6 metres on one side, 0.5 m on the other side, and 0.3 metres for an attached garage;

(H) Despite regulation 10.20.30.40(1) the permitted maximum lot coverage for the following lots shown on Diagram 3 attached to By-law 1156-2018 are:

(i) lot 2 51 percent;
(ii) lot 3 36 percent;
(iii) lot 4 28 percent;
(iv) lot 18 49 percent;
(v) lot 34 39 percent;
(vi) lots 35 and 42 53 percent;
(vii) lots 36 and 37 52 percent;
(viii) lots 38-41 51 percent; and
(ix) for all other lots 48 percent;

(I) Despite regulations 10.20.40.10(1), (3) and (4) the permitted maximum height and storeys for the following lots shown on Diagram 3 attached to By-law 1156-2018 are:

(i) lot 21 9.0 metres and 2 storeys;
(ii) lot 22 9.5 metres and 2 storeys; and
(iii) for all other lots 11.0 metres and 3 storeys;

(J) Despite regulation 10.5.50.10(1), a minimum of 28 percent of the front yard must be landscaping, of which 75 percent must be soft landscaping; and

(K) Despite regulation 10.5.80.40(3), for lots 12, 13 and 35 shown on Diagram 3 attached to By-law 1156-2018, vehicular access to a parking space on a corner lot must be from the street on which the lot fronts.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1156-2018 ]

(653) Exception RD 653
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **side yard setback** is 1.8 metres; and
(B) In addition to the uses permitted by the zone, the **lot** may be used for a medical office if:

   (i) the **building** existed on the site on the date of the enactment of this By-law; and
   (ii) there is a maximum of two physicians and the **building** is the principal residence of one of the physicians.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(654) **Exception RD 654**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.8 metres;
(B) The minimum **lot area** is 316 square metres;
(C) The minimum **front yard setback** is 7.5 metres;
(D) The minimum **side yard setback** is 1.2 metres; and
(E) The minimum **rear yard setback** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(655) **Exception RD 655**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 11.0 metres;
(B) The minimum **lot area** is 369 square metres; and
(C) **A secondary suite** is not permitted.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(657) **Exception RD 657**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, the **lot** may be used for **vehicle fuel station**; and
(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(659) **Exception RD 659**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **side yard setback** is 1.8 metres;
(B) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply; and
(C) The minimum rear yard setback is 6.0 metres for Lot 6.

Prevailing By-laws and Prevailing Sections: (None Apply)

(660) Exception RD 660
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.8 metres; and
(B) Clause 10.20.40.20, Building Length, and Clause 10.20.40.30, Building Depth, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(661) Exception RD 661
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On 2820 Weston Rd. former City of North York by-law 30482; and
(B) On 2822 Weston Rd. former City of North York by-law 31288.

(662) Exception RD 662
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 64.13(24) of the former City of North York zoning by-law 7625.

(663) Exception RD 663
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(A) For a lawfully existing building on the lot known as 3012 Weston Road:
(i) the maximum driveway width is 12.8 metres; and
(ii) the minimum front yard landscaping is 25 percent and the minimum front yard soft landscaping is 94 percent. [ By-law: 78-2017 ]

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 27587.

(664) Exception RD 664
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a lawfully existing building on the lot known as:
(I) 3036 Weston Road:
(a) the maximum driveway width is 10.6 metres; and
(b) the minimum front yard landscaping is 40 percent and the minimum front yard soft landscaping is 85 percent;
(ii) 3038 Weston Road:
(iv) 3042 Weston Road:
   (a) the maximum driveway width is 10.8 metres; and
   (b) the minimum front yard landscaping is 36 percent and the minimum front yard soft landscaping is 97 percent;

(v) 3046 Weston Road:
   (a) the maximum driveway width is 11.3 metres; and
   (b) the minimum front yard landscaping is 30 percent and the minimum front yard soft landscaping is 98 percent;

(vi) 3048 Weston Road:
   (a) the maximum driveway width is 10.0 metres; and
   (b) the minimum front yard landscaping is 42 percent and the minimum front yard soft landscaping is 95 percent;

(vii) 3052 Weston Road:
   (a) the maximum driveway width is 11.4 metres; and
   (b) the minimum front yard landscaping is 28 percent and the minimum front yard soft landscaping is 95 percent;

(viii) 3056 Weston Road:
   (a) the maximum driveway width is 11.4 metres; and
   (b) the minimum front yard landscaping is 28 percent and the minimum front yard soft landscaping is 92 percent;

(ix) 3058 Weston Road:
   (a) the maximum driveway width is 10.5 metres; and
   (b) the minimum front yard landscaping is 32 percent and the minimum front yard soft landscaping is 86 percent;

(x) 3060 Weston Road:
   (a) the maximum driveway width is 10.6 metres; and
   (b) the minimum front yard landscaping is 30 percent and the minimum front yard soft landscaping is 96 percent;

(xi) 3062 Weston Road:
   (a) the maximum driveway width is 11.9 metres; and
   (b) the minimum front yard landscaping is 32 percent and the minimum front yard soft landscaping is 94 percent;

(xii) 3064 Weston Road:
   (a) the maximum driveway width is 9.7 metres; and
   (b) the minimum front yard landscaping is 40 percent and the minimum front yard soft landscaping is 94 percent;

(xiii) 3066 Weston Road:
   (a) the maximum driveway width is 11.4 metres; and
   (b) the minimum front yard landscaping is 36 percent and the minimum front yard soft landscaping is 95 percent;

(xiv) 3068 Weston Road:
   (a) the maximum driveway width is 10.3 metres; and
   (b) the minimum front yard landscaping is 44 percent and the minimum front yard soft landscaping is 95 percent.

(iii) 3040 Weston Road:
   (a) the maximum driveway width is 10.0 metres; and
(b) the minimum front yard landscaping is 40 percent and the minimum front yard soft landscaping is 97 percent; [By-law: 78-2017]

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27588 and 32323.

(665) Exception RD 665

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres;
(B) The minimum lot area is 200 square metres;
(C) The minimum side yard setback for both side yards is an aggregate of 1.83 metres and no side yard setback may be less than 0.61 metres;
(D) The minimum rear yard setback is 6.0 metres;
(E) The maximum lot coverage is 40%; and
(F) The maximum building height is the lesser of 9.3 metres and 3 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(667) Exception RD 667

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum side yard setback is 1.8 metres; and
(B) The second floor must be used as a dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(670) Exception RD 670

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For the purposes of this Exception, Lot 1, Lot 2, Lot 3 and Lot 4 are as shown on Diagram 3 attached to By-law 1782-2019;
(B) Despite regulation 10.20.40.10(1), the permitted maximum height for a building or structure on a lot is as shown on Diagram 3 of By-law 1782-2019;
(C) For purposes of this Exception, established grade is the Canadian Geodetic Datum elevation of:
   (i) 133.72 for Lot 1;
   (ii) 133.66 for Lot 2;
   (iii) 133.54 for Lot 3; and
   (iv) 133.79 for Lot 4.
(D) Despite regulations 5.10.30.20 (1), 5.10.30.20 (2) and 10.5.30.20 (1), for the purposes of this exception the lot line abutting Don Mills Road is the front lot line for Lot 1 and Lot 2;
(E) Despite regulations 10.5.40.70(1), and clause 10.20.40.70, the required minimum building setbacks for any building or structure are as shown on Diagram 3 of By-law 1782-2019;
(F) Despite clause (E) above and clause 10.5.40.60, the following building elements and structures are permitted to encroach into the required building setbacks shown on Diagram 3 of By-law 1782-2019:
   (i) platforms in a front yard up to 1.9 metres, if they are no closer to a lot line than 0.3 metres;
   (ii) eaves of a roof up to 2.6 metres, if they are no closer to a lot line than 0.3 metres; and
(iii) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into a required minimum building **setback** a maximum of 0.9 metres, if it is no closer to a **lot line** than 0.3 metres.

(G) Despite Clause 10.5.50.10, **landscaping** must be provided in accordance with the following:

(i) a minimum of 75 per cent of the **front yard** of Lot 1 must be for **landscaping**, of which 100 per cent must be **soft landscaping**;

(ii) a minimum of 60 per cent of the **front yard** of Lot 2 must be for **landscaping**, of which 75 per cent must be **soft landscaping**;

(iii) a minimum of 55 per cent of the **front yard** of Lot 3 must be for **landscaping**, of which 75 per cent must be **soft landscaping**; and

(iv) a minimum of 60 per cent of the **front yard** of Lot 4 must be for **landscaping**, of which 75 per cent must be **soft landscaping**.

(H) Despite regulation 10.5.50.10(2)(B), a minimum of 66 per cent of the required **landscaping** in the **side yard** of a **corner lot** must be **soft landscaping**.

(I) Despite regulation 10.20.30.10(1), the required minimum **lot area** for Lot 2 and Lot 4 is 475 square metres.

(J) Despite regulation 10.20.30.20(1), the required minimum **lot frontage** is:

(i) 23.75 metres for Lot 1; and

(ii) 13.0 metres for Lot 3 and Lot 4.

(K) Despite regulation 10.20.30.40(1), the permitted maximum **lot coverage** is:

(i) 35 per cent for Lot 2;

(ii) 30 per cent for Lot 3; and

(iii) 33 per cent for Lot 4.

(L) Despite regulation 10.20.40.20(1), the permitted maximum **building length** for a **detached house** is:

(i) 21.0 metres for Lot 1;

(ii) 17.8 metres for Lot 3; and

(iii) 17.7 metres for Lot 4.

(M) Despite regulation 10.20.40.30(1), the permitted maximum **building depth** for a **detached house** on Lot 1 is 28 metres.

(N) Despite regulation 10.20.40.10(2) the permitted maximum height of the **main walls** of a **detached house**:  

(i) 6.7 metres for Lot 1;

(ii) 8.2 metres for Lot 2;

(iii) 8.0 metres for Lot 3; and

(iv) 8.3 metres for Lot 4.

(O) Despite regulation 10.20.40.10(6), the elevation of the lowest point of a main pedestrian entrance through the **front wall** or a side **main wall** of a **detached house** may be no higher than 2.0 metres above **established grade**.

(P) Despite regulation 10.5.80.40(1), the maximum combined width of all **vehicle** entrances through the **front wall** or a side **main wall** of a **residential building** is 3.2 metres.

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**Prevailing By-laws and Prevailing Sections:** (None Apply)  
[ By-law: 1782-2019 Enacted ]

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(673) **Exception RD 673**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1207-2009; and

(B) On 115 Torbarrie Rd., Section 64.14-A(13) of the former City of North York zoning by-law 7625.

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(674) **Exception RD 674**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(678) Exception RD 678
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.14-B(3) of the City of North York zoning by-law 7625.

(679) Exception RD 679
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum side yard setback is 1.8 metres; and
   (B) In addition to the RD uses a place of worship is permitted if it complies with all other lot and building requirements for the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(680) Exception RD 680
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from the front lot line is:
      (i) 6.0 metres to the main wall of a garage;
      (ii) 4.5 metres to any other main wall;
   (B) Minimum building setback from the rear lot line of 7.5 metres;
   (C) Minimum building setback from a side lot line is 0.6 metres on one side and 1.2 metres on the other;
   (D) The maximum lot coverage is 40%;
   (E) The minimum separation between all main walls of a building and a lot line abutting a railway right-of-way is 30.0 metres; and
   (F) The maximum building length is 16.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(682) Exception RD 682
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
   (B) The minimum lot area is that which existed on the day of the enactment of this By-law;
   (C) The minimum building setback from a side lot line is 1.2 metres;
   (D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
   (D) The required parking space must be located in the residential building; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(E) These lands must comply with exception 900.3.10(1462).

(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

Prevailing By-laws and Prevailing Sections: (None Apply)

(684) Exception RD 684

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 1.0 metres on one side one and nothing may encroach into that required side yard;

(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(E) The maximum lot coverage is 50%;

(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(G) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(685) Exception RD 685

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands may be used for two lots each with a detached house.

Prevailing By-laws and Prevailing Sections: (None Apply)

(686) Exception RD 686

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a side lot line is 1.2 metres on one side and 0.6 metres on the other side;

(C) The maximum height of a building is 12.5 metres; and

(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(687) Exception RD 687

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts Livingstone Rd., Guildwood Parkway, Morningside Ave. and Galloway Rd. is 22 metres measured from the original centreline of the road;

(D) The minimum building setback from a side lot line is 1.2 metres; and
These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(688) Exception RD 688
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Clause 10.20.40.20, Building Length, and Clause 10.20.40.30, Building Depth, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(689) Exception RD 689
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum lot coverage is 40%; and
(B) The minimum rear yard setback is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(690) Exception RD 690
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.8 metres; and
(B) In addition to the uses permitted by the zone, the lot may be used for an nursing home if:
   (i) there are not more than 185 beds;
   (ii) the minimum front yard setback is 12.0 metres;
   (iii) the minimum rear yard setback is 7.6 metres;
   (iv) the minimum building setback from a side lot line is:
      (a) 3.9 metres from the east side lot line; and
      (b) 6.0 metres from the west side lot line;
   (v) there is a minimum of 38 parking space provided and maintained on the lot;
   (vi) a 1.5 metre high decorative masonry wall is maintained along the southerly 150 feet of the westerly limit of the lot; and
   (vii) the gross floor area of all buildings is not greater than 3,281 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(691) Exception RD 691
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 7.6 metres;
(B) The minimum building setback from a side lot line is 1.2 metres; and
(C) The minimum building setback from a rear lot line is 7.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(692) Exception RD 692
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this by-law;
(C) The minimum **building setback** from a side lot line is:
   (i) 4.5 metres if the lot line abuts a street; and
   (ii) 1.2 metres in all other cases;
(D) The minimum **building setback** from a front lot line is:
   (i) is 22.0 metres, measured from the original centre line of the road, where the front lot line abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;
   (ii) is 25.0 metres, measured from the original centre line of the road, where the front lot line abuts Ellesmere Rd.; and
   (iii) is 30.0 metres, measured from the original centre line of the road, where the front lot line abuts Morningside Ave. or Highway 2;
(E) The minimum **building setback** from Highway 401 is 68.0 metres measured from the centreline of the highway;
(F) These lands must comply with exception 900.3.10(1462); and
(G) For lots 45 and 46 of Registered Plan 2129 the minimum **lot frontage** is 15.0 metres and the minimum **lot area** is 929 square metres.

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 97, 99, 101, 103, 121, 123 and 127 Zaph Ave., by-law 895-2007(OMB); and
(B) On the lands west of Conlins Rd., south of Highway 401 and north of Chartway Blvd. Schedule "C" Exception 18, of former City of Scarborough by-law 10827.

(693) **Exception RD 693**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a side lot line is 1.0 metres and nothing may encroach into that setback area;
(D) The minimum **building setback** from a side lot line that abuts a street is 4.5 metres;
(E) The minimum **building setback** from a front lot line that abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail is 22 metres, measured from the original centre line of the road;
(F) The required **parking space** must be located in the **residential building**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(694) **Exception RD 694**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a side lot line is 1.0 metres;
(D) The minimum **building setback** from a side lot line that abuts a street is 4.5 metres;
(E) The maximum **lot coverage** is 40%;
(F) The required parking space must be located in a building; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(695) Exception RD 695

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 1.0 metres and nothing may encroach into that setback area;

(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(E) The required parking space must be located in the residential building; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(696) Exception RD 696

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is:

(i) not required on the south side of Ponymeadow Terrace if the side lot line does not abut a street; and

(ii) 1.0 metres in all other cases;

(E) The minimum building setback from a side lot line that abuts a street is 3.0 metres;

(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(G) The maximum lot coverage is 40%;

(H) The required parking space must be located in a building; and

(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(697) Exception RD 697

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is:

(i) 6.0 metres where the lot line abuts Morrish Rd. or Ellesmere Avenue; and

(ii) 3.0 metres in all other cases;

(D) The minimum building setback from a side lot line is:

(i) 0.9 metres on both sides where the lot fronts on Morrish Rd.; and

(ii) 0.9 metres on one side only in all other cases;

(E) The required parking space must be located in the residential building;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(G) These lands must comply with exception 900.3.10(1462); and

(H) On a lot municipally known as:

(i) 56 Magnum Way, the minimum lot frontage is 9.0 metres;
(ii) 207 or 224 Ponymeadow Terrace, the minimum lot frontage is 10.0 metres; and
(iii) 736 Morrish Rd., the minimum lot frontage is 13 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(698) **Exception RD 698**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line that abuts a street is:

   (i) 6.0 metres where the front lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;

(D) The minimum building setback from a side lot line that abuts a street is:

   (i) 4.5 metres where the side lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;

(E) The minimum building setback from a side lot line is:

   (i) 0.9 metres on both sides where the lot fronts on Morrish Rd.; and
   (ii) 0.9 metres on one side only in all other cases;

(F) The maximum lot coverage is 50%;

(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(H) The required parking space must be located in a building; and

(I) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(699) **Exception RD 699**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line that abuts a street is:

   (i) 6.0 metres where the front lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;

(D) The minimum building setback from a side lot line is:

   (i) 1.0 metres on both sides where the lot fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 1.0 metres on one side only in all other cases;
(E) The minimum building setback from a side lot line that abuts a street is:

   (i) 4.5 metres where the side lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and

   (ii) 3.0 metres in all other cases;

(F) The maximum lot coverage is 50%;

(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(H) The required parking space must be located in a building; and

(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(700) Exception RD 700

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line that abuts a street is:

   (i) 6.0 metres where the front lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and

   (ii) 3.0 metres in all other cases;

(D) The minimum building setback from a side lot line is:

   (i) 1.0 metres on each side where the lot fronts on Ellesmere Rd. or Morrish Rd.; and

   (ii) 1.0 metres on one side only in all other cases;

(E) Nothing may encroach into a required side yard setback;

(F) The maximum lot coverage is 50%;

(G) The required parking space must be located in a building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(701) Exception RD 701

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:

   (i) is 22.0 metres, measured from the original centre line of the road, where the front lot line abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;

   (ii) is 25.0 metres, measured from the original centre line of the road, where the front lot line abuts Ellesmere Rd.; and

   (iii) is 30.0 metres, measured from the original centre line of the road, where the front lot line abuts Morningside Ave. or Highway 2;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(702) Exception RD 702
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The maximum lot coverage is 40%;
(E) The required parking space must be located in a building;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(703) Exception RD 703

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The required parking space must be located in a building; and
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(704) Exception RD 704

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Military Trail is 22 metres, measured from the original centre line of the road;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 2, of former City of Scarborough by-law 10827.

(705) Exception RD 705

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres, and nothing may encroach into the required side yard;
(D) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(F) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(706) Exception RD 706
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(D) The minimum building setback from a side lot line is 1.0 metres; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(707) Exception RD 707
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts Military Trail is 22 metres, measured from the original centre line of the road;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) These lands must comply with exception 900.3.10(1462); and
(D) On the lots municipally known as 20 and 24 Lash Court the minimum lot frontage is 27.0 metres and the minimum lot area is 721.5 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(708) Exception RD 708
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres on one side and 0.9 metres on the other side and nothing may encroach into the required side yard;
(D) The minimum building setback from a side lot line that abuts a street is 2.4 metres;
(E) The required parking space must be located in a building;
(F) These lands must comply with exception 900.3.10(1462); and
(G) On the lots municipally known as 32 Cosens St. and 24 Bazalgette Div, the minimum building setback from the north lot line is 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(709) Exception RD 709
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres, and nothing may encroach into the required **side yard**;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and

(F) The required **parking space** must be located in a **building**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(710) **Exception RD 710**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(D) No encroachments are permitted in a required yard that is 1.0 metres or less;

(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and

(F) The required **parking space** must be located in a **building**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(711) **Exception RD 711**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is:

(i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and

(ii) 1.0 metres on one side only in all other cases;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is:

(i) 4.5 metres where the **side lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and

(ii) 3.0 metres in all other cases;

(E) The maximum **lot coverage** is 50%;

(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(G) The required **parking space** must be located in a **building**; and

(H) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(712) **Exception RD 712**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 9.0 metres;
(D) The minimum building setback from a side lot line is 0.9 metres, and nothing may encroach into the required side yard;
(E) The maximum height of a building is 10.0 metres; and
(F) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(713) Exception RD 713
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is:
   (i) 1.0 metres on both sides where the lot fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.;
   (ii) 1.0 metres on one side only in all other cases; and
   (iii) nothing may encroach into the required side yard;
(D) The minimum building setback from a lot line that abuts a street is:
   (i) 6.0 metres if the main wall has a vehicle entrance to a parking space; and
   (ii) 3.0 metres in all other cases;
(E) The maximum lot coverage is 50%;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(714) Exception RD 714
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts a street is:
   (i) 6.0 metres where the front lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;
(D) The minimum building setback from a side lot line that abuts a street is:
   (i) 4.5 metres where the side lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;
(E) The maximum lot coverage is 50%;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(715) Exception RD 715
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The minimum building setback from a front lot line is:
   (i) is 22.0 metres, measured from the original centre line of the road, where the front lot line abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;
   (ii) is 25.0 metres, measured from the original centre line of the road, where the front lot line abuts Ellesmere Rd.; and
   (iii) is 30.0 metres, measured from the original centre line of the road, where the front lot line abuts Morningside Ave. or Highway 2;
(F) The minimum building setback from Highway 401 is 68.0 metres measured from the centreline of the highway; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 3, of former City of Scarborough by-law 10827; and
(B) On the lots municipally known as 6419 and 6421 Kingston Rd., Schedule "C" Exception 24, of former City of Scarborough by-law 10827.

(716) Exception RD 716

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts Meadowvale Rd. is 22 metres, measured from the original centre line of the road;
(B) The minimum building setback from a front lot line that abuts a street is 7.5 metres;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 3, 4, 5, 8 and 25, of former City of Scarborough by-law 10827.

(717) Exception RD 717

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line:
   (i) is 22.0 metres, measured from the original centre line of the road, where the front lot line abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;
   (ii) is 25.0 metres, measured from the original centre line of the road, where the front lot line abuts Ellesmere Rd.; and
   (iii) is 30.0 metres, measured from the original centre line of the road, where the front lot line abuts Morningside Ave. or Highway 2;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(718) Exception RD 718
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum **building setback** from a **front lot line** is:
   (i) 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Ave. or Highway 2; and
   (ii) 4.5 metres in all other cases;
(B) The minimum **building setback** from a **side lot line** is 0.9 metres; and
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(719) Exception RD 719
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(F) The required **parking space** must be located in a **building**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:
   (A) Schedule "C" Exceptions 4 and 22 of former City of Scarborough by-law 10827.

(720) Exception RD 720
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The maximum **lot coverage** is 40%;
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(G) The required **parking space** must be located in a **building**;
(H) The minimum **building setback** is the greater of 7.5 metres from:
   (i) a **rear lot line**; or
   (ii) an open space zone; and
(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
699

(722) Exception RD 722
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) is 30.0 metres, measured from the original centre line of the road, where the front lot line abuts Morningside Ave. or Highway 2;
   (ii) is 25.0 metres, measured from the original centre line of the road, where the front lot line abuts Ellesmere Rd.; and
   (iii) 7.5 metres in all other cases;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(723) Exception RD 723
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is:
   (i) 6.0 metres if the side lot line abuts Ellesmere Rd.; and
   (ii) 4.5 metres in all other cases;
(E) An attached garage must be located a minimum of 0.3 metres from a side lot line;
(F) On a corner lot a garage must be located a minimum of 0.3 metres from a rear lot line;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(724) Exception RD 724
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) The minimum building setback from a rear lot line is 6.0 metres;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(G) An attached garage must be located a minimum of 0.3 metres from a side lot line;
(H) On a corner lot a garage must be located a minimum of 0.3 metres from a rear lot line;
(I) The required parking space must be located in the residential building; and
(J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(725) Exception RD 725

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(F) The required parking space must be located in a building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(726) Exception RD 726

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line is 0.9 metres and nothing may encroach into the required side yard;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(F) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(727) Exception RD 727

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres and nothing may encroach into the required side yard; and
(D) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(728) Exception RD 728

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
(i) is 22.0 metres, measured from the original centre line of the road, where the front lot line abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;
(ii) is 25.0 metres, measured from the original centre line of the road, where the front lot line abuts Ellesmere Rd.;
(iii) is 30.0 metres, measured from the original centre line of the road, where the front lot line abuts Morningside Ave. or Highway 2; and
(iv) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 0.9 metres; and
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(729) Exception RD 729
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The required parking space must be located in the residential building;
(E) The minimum building setback from a top of bank line is 10.0 metres; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(730) Exception RD 730
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 30.0 metres measured from the original centreline of the road, where the front lot line abuts Morningside Ave. or Highway 2; [By-law: 1774-2019]
   (ii) is 25.0 metres, measured from the original centre line of the road, where the front lot line abuts Ellesmere Rd.; and
   (iii) 7.5 metres in all other cases;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(732) Exception RD 732
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is:
   (i) 1.0 metres where the lot fronts on Morrish Rd. or Ellesmere Rd.; and
   (ii) 1.0 metres on one side only, in all other cases;
(B) The maximum lot coverage is 50%;
(C) The required parking space must be located in the residential building; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(733) Exception RD 733
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(D) The required parking space must be located in a building; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(734) Exception RD 734
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 1.6 metres;
(D) The minimum building setback from a side lot line is 1.2 metres on one side and 0.6 metres on the other side;
(E) The minimum building setback from a side lot line that abuts a street is 2.0 metres;
(F) The minimum building setback from a private lane (shared driveway) is 2.0 metres;
(G) The minimum number of required parking spaces per dwelling unit is 2;
(H) required parking spaces must be located in a building and must be accessed from a private lane (shared driveway) having a minimum width of 6.0 metres;
(I) The maximum lot coverage is 75%;
(J) The maximum height of a building or structure is the lesser of 3 storeys or 12.5 metres.; and
(K) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(735) Exception RD 735
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 25.0 metres, measured from the original centre line of the road, where the front lot line abuts Ellesmere Rd.; and
   (ii) 7.5 metres in all other cases;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The maximum height of a building is 6.5 metres and one storey; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(736) Exception RD 736
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
(E) If the vehicle entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
(F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(737) **Exception RD 737**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres; and
(E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(738) **Exception RD 738**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts a **street** is 5.25 metres;
(B) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
(C) The minimum **building setback** from a **rear lot line** is 8.25 metres;
(D) The maximum **lot coverage** is 50%;
(E) The required **parking space** must be located in a **building**; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(739) **Exception RD 739**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **side lot line** is 0.9 metres;
(B) The required **parking space** must be located in the **residential building**;
(C) The minimum **building setback** from a **side lot line** for a garage is 0.3 metres; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(741) **Exception RD 741**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.9 metres;
(D) The minimum **building setback** from a **rear lot line** is 5.0 metres;
(E) The required **parking space** must be located in a **building**;
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(745) **Exception RD 745**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
   (i) 6.0 metres where the **front lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scaboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;
(B) The minimum **building setback** from a **side lot line** is:
   (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scaboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.;
   (ii) 1.0 metres on one side only in all other cases; and
   (iii) nothing may encroach into a required **side yard**;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   (i) 4.5 metres where the **side lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scaboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;
(D) The maximum **lot coverage** is 50%;
(E) The required **parking space** must be located in a **building**;
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(746) **Exception RD 746**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.0 metres and nothing may encroach into a required **side yard**;
(C) The required **parking space** must be located in a **building**; and
(D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)
(747) Exception RD 747
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a rear lot line is 11.0 metres;
(C) The required parking space must be located in a building; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(748) Exception RD 748
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum building setback from a front lot line that abuts a street is:
   (i) 6.0 metres where the front lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;
(B) The minimum building setback from a side lot line is:
   (i) 1.0 metres on both sides where the lot fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Euclid Ave. or Willowlea Dr.;
   (ii) 1.0 metres on one side only in all other cases; and
   (iii) nothing may encroach into a required side yard;
(C) The minimum building setback from a side lot line that abuts a street is:
   (i) 4.5 metres where the side lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;
(D) The maximum lot coverage is 50%;
(E) The required parking space must be located in a building; and
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(749) Exception RD 749
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.9 metres and nothing may encroach into a required side yard;
(B) The required parking space must be located in a building; and
(C) The maximum floor space index for a lot with a dwelling unit in a permitted building type is 0.55 times the lot area. [By-law: 1124-2018]

Prevailing By-laws and Prevailing Sections: (None Apply)

(750) Exception RD 750
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 5.25 metres;
(B) The minimum building setback from a side lot line is 1.0 metres and nothing may encroach into a required side yard;
(C) The minimum building setback from a rear lot line is 8.25 metres;
(D) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(E) The maximum lot coverage is 50%; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(751) Exception RD 751
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 3.0 metres;
(D) The minimum building setback from a side lot line is 0.9 metres and nothing may encroach into a required side yard;
(E) The minimum building setback from a side lot line that abuts a street is 2.4 metres;
(F) The required parking space must be located in a building; and
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(752) Exception RD 752
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is:
   (i) 1.0 metres on both sides where the lot fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 1.0 metres on one side only in all other cases;
(D) The maximum lot coverage is 50%;
(E) The required parking space must be located in a building; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(753) Exception RD 753
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is:
   (i) 1.0 metres on both sides where the lot fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.;
   (ii) 1.0 metres on one side only in all other cases; and
(iii) nothing may encroach into a required side yard;

(B) The maximum lot coverage is 50%;

(C) The required parking space must be located in a building; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(754) Exception RD 754
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres; and

(B) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(755) Exception RD 755
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is 5.25 metres;

(D) The minimum building setback from a side lot line is:

(i) 1.0 metres on both sides where the lot fronts on Ellesmere Rd., Coniins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.;

(ii) 1.0 metres on one side only in all other cases; and

(iii) nothing may encroach into a required side yard;

(E) The minimum building setback from a rear lot line is 8.25 metres;

(F) The maximum lot coverage is 50%; and

(G) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(756) Exception RD 756
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.0 metres and nothing may encroach into a required side yard;

(B) The minimum building setback from a rear lot line is 8.25 metres;

(C) The required parking space must be located in a building; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(757) Exception RD 757
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.0 metres and nothing may encroach into a required side yard;
(B) The minimum building setback from a rear lot line is 3.9 metres; and
(C) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(758) Exception RD 758
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 3.0 metres;
(D) The minimum building setback from a side lot line is:
   (i) 6.5 metres from the north lot line; and
   (ii) 0.9 metres from the south lot line and nothing may encroach into this required side yard;
(E) The minimum building setback from a rear lot line is 3.0 metres;
(F) The maximum lot coverage is 42%;
(G) The required parking space must be located in the residential building;
(H) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
   (i) The maximum floor space index for a lot with a dwelling unit is 0.65.

Prevailing By-laws and Prevailing Sections: (None Apply)

(759) Exception RD 759
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is:
   (i) 1.2 metres on one side; and
   (ii) 0.9 metres on the other side and nothing may encroach into this required side yard;
(D) The maximum lot coverage is 35%;
(E) The required parking space must be located in the residential building; and
(F) The maximum floor space index for a lot with a dwelling unit is 0.65.

Prevailing By-laws and Prevailing Sections: (None Apply)

(760) Exception RD 760
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres for a 1 storey house, plus an additional 0.6 metres for each additional storey;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(D) The minimum building setback from a rear lot line is 8.0 metres; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(762) **Exception RD 762**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 5.25 metres;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
(E) The minimum **building setback** from a **rear lot line** is 8.25 metres;
(F) The maximum **lot coverage** is 50%;
(G) The required **parking space** must be located in a **building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(763) **Exception RD 763**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 5.25 metres;
(B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
(D) The minimum **building setback** from a **rear lot line** is 8.25 metres;
(E) The maximum **lot coverage** is 50%;
(F) The required **parking space** must be located in a **building**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(764) **Exception RD 764**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 5.25 metres;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres;
(E) The minimum **building setback** from a **rear lot line** is 8.25 metres;
(F) The maximum **lot coverage** is 50%;
(G) The required **parking space** must be located in a **building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(765) **Exception RD 765**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:
(i) is 22.0 metres, measured from the original centre line of the road, where the front lot line abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;

(ii) is 25.0 metres, measured from the original centre line of the road, where the front lot line abuts Ellesmere Rd.;

(iii) is 30.0 metres, measured from the original centre line of the road, where the front lot line abuts Morningside Ave. or Highway 2; and

(iv) 6.0 metres in all other cases;

(B) The minimum building setback from Highway 401 is 68.0 metres measured from the centreline of the highway.

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(E) These lands must comply with exception 900.3.10(1462); and

(F) On the lots municipally known on October 29, 2004 as:

(i) 713 Morrish Rd., Part of Lot 90, Plan 2098, the minimum rear yard building setback is 9.2 metres;

(ii) 104 Scarboro Ave., Part of Lot 59, Plan 2098, the minimum building setback from the south lot line is 1.8 metres; and

(iii) 100 Scarboro Ave., Part of Lot 60, Plan 2098, the minimum building setback from the north lot line is 2.1 metres, and the minimum building setback from a lot line that abuts the street is 14.3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(766) Exception RD 766

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum building setback from a front lot line is 3.0 metres;

(C) The minimum building setback from a side lot line is:

(i) 1.0 metres for lots fronting on Ellesmere Rd. or Morrish Rd.;

(ii) in all other cases, 1.0 metres on one side only; and

(iii) nothing may encroach into a required side yard;

(D) The maximum lot coverage is 40%;

(E) The required parking space must be located in a building;

(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(767) Exception RD 767

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is:

(i) 1.2 metres on one side; and

(ii) 0.9 metres on the other side and nothing may encroach into this required side yard;

(D) The minimum building setback from a side lot line that abuts a street is 2.4 metres;

(E) The maximum lot coverage is 35%;

(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(768) Exception RD 768

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is:

(i) 1.0 metres on both sides where the lot fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and

(ii) 1.0 metres on one side only in all other cases;

(B) The maximum lot coverage is 50%;

(C) The required parking space must be located in a building; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(769) Exception RD 769

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 9.5 metres;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(770) Exception RD 770

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;

(B) The required parking space must be located in a building; and

(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(771) Exception RD 771

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;

(B) The minimum building setback from a side lot line that abuts a street is 3.0 metres;

(C) The maximum lot coverage is 40%;

(D) The required parking space must be located in a building;

(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(772) Exception RD 772
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 3.0 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is 1.0 metres;
(D) The maximum lot coverage is 40%;
(E) The required parking space must be located in a building;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(773) Exception RD 773
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(C) The maximum lot coverage is 40%;
(D) The required parking space must be located in a building;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(774) Exception RD 774
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(E) The maximum lot coverage is 40%;
(F) The required parking space must be located in a building;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(775) Exception RD 775
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The maximum lot coverage is 40%;
(C) The required parking space must be located in a building; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(776) Exception RD 776
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(E) The required parking space must be located in a building;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(777) Exception RD 777
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 0.9 metres and nothing may encroach into that setback area;
(B) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(C) The maximum building height is 9.25 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(E) The required parking space must be located in a building;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(778) Exception RD 778
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres and nothing may encroach into that setback area;
(D) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(E) The required parking space must be located in a building; and
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(780) Exception RD 780
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(C) The minimum building setback for the side main wall of a garage from a side lot line is 0.3 metres;
(D) The maximum lot coverage is 40%;
(E) The required parking space must be located in the residential building; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(781) Exception RD 781
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts a street is:
   (i) 6.0 metres where the front lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;
(D) The minimum building setback from a side lot line is:
   (i) 1.0 metres on both sides where the lot fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 1.0 metres on one side only in all other cases;
(E) The minimum building setback from a side lot line that abuts a street is:
   (i) 4.5 metres where the side lot line abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 3.0 metres in all other cases;
(F) The maximum lot coverage is 50%;
(G) The required parking space must be located in a building;
(H) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(782) Exception RD 782
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line is:
   (i) not required on the south side of Ponymeadow Terrace if the side lot line does not abut a street; and
   (ii) 1.0 metres in all other cases;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(783) Exception RD 783
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **side lot line** is:
   (i) not required on the south side of Ponymeadow Terrace if the **side lot line** does not abut a **street**; and
   (ii) 1.0 metres in all other cases;

(C) The maximum **lot coverage** is 50%;

(D) The required **parking space** must be located in a **building**;

(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(784) **Exception RD 784**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **side lot line** is:
   (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
   (ii) 1.0 metres on one side only in all other cases;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(D) The required **parking space** must be located in a **building**;

(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(785) **Exception RD 785**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **side lot line** is:
   (i) 1.0 metres for **lots** front on Morrish Rd.; and
   (ii) 1.0 metres on one side only in all other cases;

(C) The maximum **lot coverage** is 50%;

(D) The required **parking space** must be located in a **building**;

(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(786) **Exception RD 786**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
  (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
  (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
      (i) 6.0 metres from a **lot line** that abuts Ellesmere Rd. or Morrish Rd.; and
      (ii) 3.0 metres in all other cases;
  (D) The minimum **building setback** from a **side lot line** is:
      (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
      (ii) 1.0 metres on one side only in all other cases;
  (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
  (F) The required **parking space** must be located in a **building**;
  (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
  (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(787) **Exception RD 787**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
  (B) The minimum **building setback** from a **side lot line** is:
      (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
      (ii) 1.0 metres on one side only in all other cases;
  (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
  (D) The required **parking space** must be located in a **building**;
  (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
  (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(788) **Exception RD 788**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
  (B) The minimum **building setback** from a **side lot line** is 1.0 metre on one side only and nothing may encroach into that setback area;
  (C) The minimum **building setback** from a **rear lot line** is 6.0 metres;
  (D) The maximum **lot coverage** is 50%;
  (E) The required **parking space** must be located in a **building**;
  (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(789) Exception RD 789
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 6.0 metres where the lot line abuts Ellesmere Rd. or Morrish Rd.; and
   (ii) 3.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into that setback area;
(D) The maximum lot coverage is 50%;
(E) The required parking space must be located in a building;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(790) Exception RD 790
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Clause 10.20.40.20, Building Length, and Clause 10.20.40.30, Building Depth, do not apply.

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-laws 29907.

(791) Exception RD 791
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a detached house the minimum side yard setback is 1.8 metres; and
(B) In addition to the uses permitted by the zone, the lot may be used for an business and professional offices if:
   (i) it is located in a building that existed on the lot on the date of the enactment of this By-law;
   (ii) the lot area has a minimum of 517.0 square metres;
   (iii) the minimum front yard setback is 5.8 metres;
   (iv) the minimum rear yard setback is 7.5 metres; and
   (v) the minimum building setback from a side lot line is:
      (a) 0.3 metres from the north side lot line; and
      (b) 2.4 metres from the south side lot line.

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(793) Exception RD 793
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a **detached house** the minimum **side yard setback** is 1.8 metres; and
(B) In addition to the uses permitted by the zone, the **lot** may be used for an fraternal and charitable organization if the maximum **gross floor area** of all **buildings** is not more than 3,394 square metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(794) **Exception RD 794**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a **detached house** the minimum **side yard setback** is 1.8 metres; and
(B) In addition to the uses permitted by the zone, the **lot** may be used for a **day nursery**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(797) **Exception RD 797**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a **detached house** that did not exist on the **lot** on October 6, 1997, the minimum **side yard setback** is 1.8 metres; and
(B) In addition to the uses permitted by the zone, the **lot** may be used for an **club**, **place of assembly** and office **ancillary** to a **club** and **place of assembly**, if:
   (i) it is located in a **building** that existed on the **lot** on October 6, 1997;
   (ii) the **lot** has a minimum **lot frontage** of 15.0 metres;
   (iii) the **lot area** has a minimum of 557.0 square metres;
   (iv) the maximum **gross floor area** is not greater than 196 square metres;
   (v) **driveway** access to the site must be over the **driveway** that existed on October 6, 1997 and it has not been enlarged, reduced or relocated; and
   (vi) the minimum **side yard setback** is 0.94 metres to the **building** that existed on October 6, 1997.

Prevailing By-laws and Prevailing Sections: (None Apply)

(798) **Exception RD 798**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26018.

(799) **Exception RD 799**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 15.2 metres;
(B) The minimum **lot area** is 464 square metres;
(C) The minimum **front yard setback** is 7.6 metres;
(D) The minimum **side yard setback** is 1.2 metres;
(E) The minimum **rear yard setback** is 6.0 metres;
(F) The maximum **lot coverage** is 45%; and
(G) The maximum building height is the lesser of 9.1 metres or 3 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(800) Exception RD 800
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, public parking is also permitted if:

(i) it is ancillary parking for the commercial use located at 2055 to 2059 Avenue Rd. (Lot 84, Part of Lot 83, R.P. 2647; and

(ii) the minimum width of a parking aisle is 5.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(801) Exception RD 801
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum front yard setback is 7.5 metres;
(B) If a lot has a lot front of less than 15.0 metres the minimum side yard setback is 1.2 metres;
(C) If a building existing on October 12, 1993 has a side yard setback that is less than that required, a second storey addition may be added if the side yard setback is equal to the greater of:

(i) the side yard setback that existed on October 12, 1993; and

(ii) 0.6 metres; and

(D) Despite (C) above, the aggregate total of both side yards must not be less than 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(802) Exception RD 802
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, a place of worship is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(803) Exception RD 803
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, public school is also permitted;
(B) Three duplex buildings are permitted on lots 245 to 248 inclusive, on R.P. 1721; and
(C) The minimum building setback from a side lot line is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(804) Exception RD 804
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, a business office and professional office is also permitted if:

(i) the maximum gross floor area is not more than 275 square metres including basements and cellars;
(ii) a basement and cellar may only be used for storage and electrical and mechanical equipment;
(iii) parking space must be provided at a minimum rate of:
   (a) 1 for each 28 square metres of gross floor area on the first floor; and
   (b) 1 for each 70 square metres of gross floor area in the rest of the building;
(iv) the lot has a minimum area of 493 square metres; and
(v) the minimum building setbacks are:
   (a) 4.53 metres from the front lot line;
   (b) 13.72 metres from the rear lot line;
   (c) 1.47 metres from the west side lot line; and
   (d) 3.24 metres from the east side lot line.

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(805) Exception RD 805
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted by the zone, day nursery is also permitted; and
(B) The minimum building setback from a side lot line is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(806) Exception RD 806
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres on one side only;
(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(F) The maximum lot coverage is 50%;
(G) The required parking space must be located in a building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(807) Exception RD 807
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres on one side only;
(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(F) The maximum **lot coverage** is 50%;

(G) The required **parking space** must be located in a **building**;

(H) A maximum of two **vehicles** may be parked side-by-side on a **driveway** located in the **front yard** if:

   (i) the maximum **driveway** width when there is a single **vehicle** garage is 4.0 metres; and

   (ii) the maximum **driveway** width when there is a two **vehicle** garage is 6.0 metres; and

(I) These lands must also comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(808) **Exception RD 808**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** for a **corner lot** is 15.0 metres;

(B) The minimum **building setback** from a **front lot line** is:

   (i) 26 metres where the **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave., measured from the original centreline of the **street**; and

   (ii) 6.0 metres in all other cases;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is:

   (i) 7.5 metres where the **side lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and

   (ii) 4.5 metres in all other cases;

(E) The required **parking space** must be located in the **residential building**; and

(F) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(809) **Exception RD 809**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 0.9 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;

(E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(810) **Exception RD 810**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.5 metres;
(D) The minimum **building setback** from a **lot line** that abuts Middlefield Rd. or McNicol Avenue is 7.5 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(811) **Exception RD 811**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **lot line** that abuts Middlefield Rd. or McNicol Avenue is 7.5 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(812) **Exception RD 812**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;
(D) The minimum **building setback** from a **front lot line** is:
   (i) 7.5 metre if **front lot line** abuts Middlefield Rd. or McNicol Avenue;
   (ii) for the odd numbered **lots** municipally known as 25 Pebblewood Ave., 139 to 141 Valley Stream Dr., and 35 to 39 and 51 to 55 Green Spring Dr., and the even numbered **lot** from 74 to 80 Green Spring Dr., the minimum **building setback** from the **front lot line** is 4.5 metres, but the portion of the **main wall** with an entrance to a **parking space** must be set back a minimum of 6.0 metres; and
   (iii) 6.0 metres in all other cases;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(813) **Exception RD 813**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 0.9 metres;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(F) The maximum **lot coverage** is 50%;

(G) The required **parking space** must be located in a **building**; and

(H) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(814) Exception RD 814**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** for a **corner lot** is 12.0 metres;

(B) The minimum **building setback** from a **side lot line** is 0.9 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(D) The maximum **lot coverage** is 45%;

(E) The required **parking space** must be located in the **residential building**; and

(F) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(815) Exception RD 815**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 0.9 metres on one side only and nothing may encroach into this required yard;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) The minimum **building setback** from a **rear lot line** is 7.0 metres;

(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(G) The maximum **lot coverage** is 50%;

(H) The required **parking space** must be located in a **building**; and

(I) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(816) Exception RD 816**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(C) The minimum **building setback** from a **rear lot line** is 7.0 metres;

(D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

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(E) The maximum **lot coverage** is 50%;
(F) The required **parking space** must be located in a **building**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(817) **Exception RD 817**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
(D) The maximum **lot coverage** is 50%; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(818) **Exception RD 818**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The required **parking space** must be located in the **residential building**; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(819) **Exception RD 819**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing may encroach into this required yard;
(E) The maximum **lot coverage** is 50%;
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(G) The required **parking space** must be located in a **building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(820) **Exception RD 820**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions

(A) The minimum **building setback** from a **front lot line** is:
(i) 26 metres where a front lot line abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave., measured from the original centreline of the street; and
(ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 0.9 metres;

Prevailing By-laws and Prevailing Sections: (None Apply)

(C) The minimum building setback from a side lot line that abuts a street is:

(i) 7.5 metres where a side lot line abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
(ii) 4.5 metres in all other cases;

(D) The maximum lot coverage is 45%;

(E) The required parking space must be located in the residential building; and

(F) These lands must comply with exception 900.3.10(1462).

(821) Exception RD 821

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side and nothing may encroach into this required yard;

(C) The maximum lot coverage is 50%;

(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(E) The required parking space must be located in a building; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(822) Exception RD 822

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into this required yard;

(C) The maximum lot coverage is 50%;

(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(E) The required parking space must be located in a building; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(823) Exception RD 823

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into this required yard;

(C) The maximum lot coverage is 50%;
(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(E) The required parking space must be located in a building;

(F) A maximum of two vehicles may be parked side-by-side on a driveway located in the front yard if:
   
   (i) the maximum driveway width for a single vehicle garage is 4.0 metres; and
   
   (ii) the maximum driveway width for a two vehicle garage is 6.0 metres; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(824) Exception RD 824
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into this required yard;

(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(C) The minimum building setback from a rear lot line is 11.0 metres;

(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(E) The maximum lot coverage is 50%;

(F) The required parking space must be located in a building; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(825) Exception RD 825
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 0.9 metres;

(D) The minimum building setback from a lot line that abuts a street is 4.5 metres;

(E) For a garage the minimum building setback from a side lot line is 0.3 metres;

(F) The maximum lot coverage is 50%;

(G) The required parking space must be located in the residential building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(826) Exception RD 826
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(E) For a garage the minimum building setback from a side lot line is 0.3 metres; and

(F) These lands must comply with exception 900.3.10(1462).
(827) Exception RD 827
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side;
(B) The required parking space must be located in the residential building;
(C) The maximum height of a building or structure is 10.0 metres; and
(D) These lands must comply with exception 900.3.10(1462).

(828) Exception RD 828
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side;
(D) The maximum height of a building or structure is the lesser of 10.0 metres and 2 storeys;
(E) The maximum lot coverage is 50%;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.3.10(1462).

(829) Exception RD 829
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a front lot line is:
   (i) 7.5 metres where the front lot line abuts Middlefield Rd. or McNicoll Ave.; and
   (ii) 6.0 metres in all other cases;
(E) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the lot line abuts Middlefield Rd. or McNicoll Ave.; and
   (ii) 4.5 metres in all other cases;
(F) For a garage the minimum building setback from a side lot line is 0.3 metres;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

(830) Exception RD 830
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into this required yard;

(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(D) The required parking space must be located in the residential building;

(E) The maximum height of a building or structure is 10.0 metres; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(831) **Exception RD 831**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) The minimum building setback from a lot line that abuts a street is 4.5 metres;

(E) For a garage the minimum building setback from a side lot line is 0.3 metres;

(F) The required parking space must be located in the residential building; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(832) **Exception RD 832**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 0.9 metres;

(D) The minimum building setback from a front lot line is:
   
   (i) 7.5 metres where the front lot line abuts Middlefield Rd. or McNicoll Ave.; and
   
   (ii) 6.0 metres in all other cases;

(E) The minimum building setback from a side lot line that abuts a street is:
   
   (i) 7.5 metres where the lot line abuts Middlefield Rd. or McNicoll Ave.; and
   
   (ii) 4.5 metres in all other cases;

(E) For a garage the minimum building setback from a side lot line is 0.3 metres;

(F) The maximum lot coverage is 50%;

(G) The required parking space must be located in the residential building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(833) **Exception RD 833**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(C) For a garage the minimum building setback from a side lot line is 0.3 metres;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(834) Exception RD 834
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 7.5 metres where the front lot line abuts Brimley Rd. or Midland Ave.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line is 1.5 metres;
(E) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the lot line abuts Brimley Rd. or Midland Ave.; and
   (ii) 3.0 metres in all other cases;
(F) For a garage the minimum building setback from a side lot line is 0.3 metres;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(835) Exception RD 835
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line is:
   (i) 1.0 metres where the side lot line abuts a lot in the RT zone or IS zone;
   (ii) 1.0 metres on one side only in all other cases; and
   (iii) nothing may encroach into this required yard;
(E) The maximum lot coverage is 50%;
(F) The maximum height of a building or structure is 10.0 metres;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(836) Exception RD 836
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is:

(i) 1.0 metres where the **side lot line** abuts a **lot** in the RT zone or IS zone;
(ii) 1.0 metres on one side only in all other cases; and
(iii) nothing may encroach into this required yard;

(C) The maximum **lot coverage** is 50%;

(D) The maximum height of a **building or structure** is 10.0 metres;

(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(F) The required **parking space** must be located in a **building**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(837) **Exception RD 837**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;

(C) The maximum **lot coverage** is 50%;

(D) The maximum height of a **building or structure** is 10.0 metres;

(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(F) The required **parking space** must be located in a **building**; and

(G) These lands must comply with exception 900.3.10(1462).

_prevailing by-laws and prevaili**ng sections: (none apply)_

(838) **Exception RD 838**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **side lot line** is 1.2 metres;

(B) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;

(C) The required **parking space** must be located in the **residential building**; and

(D) These lands must comply with exception 900.3.10(1462).

_prevailing by-laws and prevaili**ng sections: (none apply)_

(839) **Exception RD 839**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **side lot line** is 0.9 metres on one side only and nothing may encroach into this required yard;

(C) The minimum **building setback** from a **rear lot line** is 6.0 metres;

(D) The maximum **lot coverage** is 50%;

(E) The maximum height of a **building or structure** is the lesser of 10.0 metres and 2 **storeys**;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(G) The required parking space must be located in the residential building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(840) Exception RD 840
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a side lot line is 0.9 metres on one side only and nothing may encroach into this required yard;

(C) The maximum lot coverage is 50%;

(D) The maximum height of a building or structure is the lesser of 10.0 metres and 2 storeys;

(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(F) The required parking space must be located in the residential building; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(841) Exception RD 841
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(D) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into this required yard;

(E) The maximum lot coverage is 50%;

(F) The maximum height of a building or structure is 10.0 metres;

(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(H) The required parking space must be located in a building; and

(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(842) Exception RD 842
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into this required yard;

(C) The maximum lot coverage is 50%;

(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(E) The required parking space must be located in a building; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(843) Exception RD 843
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 12.0 metres;
(B) The minimum building setback from a side lot line is:
   (i) 1.0 metres on one side and 0.9 metres on the other side; and
   (ii) nothing may encroach into this required yard;
(C) The maximum lot coverage is 50%;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(844) Exception RD 844
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line is:
   (i) 1.0 metres on one side and 0.5 metres on the other side; and
   (ii) nothing may encroach into this required yard;
(C) The maximum lot coverage is 50%;
(D) For a garage the minimum building setback from a side lot line is 0.3 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(F) The required parking space must be located in a building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(845) Exception RD 845
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line is 0.9 metres on one side only;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(F) The maximum height of a building or structure is 10.0 metres;
(G) The maximum lot coverage is 50%;
(H) The required parking space must be located in a building; and
(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(846) **Exception RD 846**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, the lot may be used for a group home, if:
   (i) it is located in an existing detached house;
   (ii) the lot has a minimum lot area of 490 square metres; and
   (iii) the minimum side yard setback is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(849) **Exception RD 849**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a corner lot the minimum lot frontage is 12.0 metres;

(B) The minimum building setback from a front lot line is:
   (i) 26.0 metres, measured from the original centreline of the street, where the front lot line abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
   (ii) 6.0 metres in all other cases;

(C) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the front lot line abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
   (ii) 4.5 metres in all other cases;

(D) The minimum building setback from a side lot line is 0.9 metres;

(E) For a garage the minimum building setback from a side lot line is 0.3 metres;

(F) The maximum lot coverage is 45%;

(G) The required parking space must be located in the residential building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(850) **Exception RD 850**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 0.9 metres;

(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(E) The maximum lot coverage is 50%;

(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(G) The required parking space must be located in a building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(851) **Exception RD 851**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(F) The required **parking space** must be located in a **building**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(852) Exception RD 852
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 7.5 metres where the **front lot line** abuts Brimley Rd. or Midland Ave.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** is 1.5 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   (i) 7.5 metres where the **lot line** abuts Brimley Rd. or Midland Ave.; and
   (ii) 4.5 metres in all other cases;
(G) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
(H) The required **parking space** must be located in the **residential building**; and
(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(853) Exception RD 853
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
(E) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
(F) The required **parking space** must be located in the **residential building**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(854) Exception RD 854
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 7.5 metres where the **front lot line** abuts Middlefield Rd. or McNicoll Ave.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   (i) 7.5 metres where the **lot line** abuts Middlefield Rd. or McNicoll Ave.; and
   (ii) 3.0 metres in all other cases;
(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(G) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
(H) The maximum **lot coverage** is 45%;
(I) The required **parking space** must be located in a **building**; and
(J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(855) **Exception RD 855**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(F) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(856) **Exception RD 856**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** on a **corner lot** is 15.0 metres;
(B) The minimum **building setback** from a **front lot line** is:
   (i) 26.0 metres, measured from the original centreline of the **street**, where the **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
   (ii) 6.0 metres in all other cases;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
(i) 7.5 metres where the front lot line abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
(ii) 4.5 metres in all other cases;

(E) For a garage the minimum building setback from a side lot line is 0.3 metres;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(857) Exception RD 857
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres;
(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(F) The maximum lot coverage is 50%;
(G) The required parking space must be located in a building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(858) Exception RD 858
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres on one side only and nothing may encroach into this required yard;
(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(F) The maximum lot coverage is 50%;
(G) The required parking space must be located in a building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(859) Exception RD 859
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
(i) 7.5 metres where the front lot line abuts Middlefield Rd., Brimley Rd., Midland Ave. or McNicoll Ave.; and
(ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** is 1.5 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   
   (i) 7.5 metres where the **lot line** abuts Middlefield Rd., Brimley Rd., Midland Ave. or McNicoll Ave.; and
   
   (ii) 4.5 metres in all other cases;

(F) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(860) **Exception RD 860**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) In addition to the uses permitted by the zone, a medical office is permitted if:
   
   (i) there is a maximum of one practitioner;
   
   (ii) the **basement** or cellar is used only for the storage and the housing of mechanical and electrical equipment
   
   (iii) the **lot** has a minimum **lot area** of 492 square metres;
   
   (iv) the maximum **gross floor area** is 125.4 square metres;
   
   (v) the minimum **side yard setback** is:
      
      (a) 1.33 metres from the west **side lot line**; and
      
      (b) 4.57 metres from the east **side lot line**; and
   
   (vi) the minimum **front yard setback** is 4.57 metres.

**Prevailing By-laws and Prevailing Sections:**

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(861) **Exception RD 861**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **front yard setback** is 25.0 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(862) **Exception RD 862**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **front yard setback** is 16.0 metres; and

(B) The minimum **side yard setback** is 1.8 metres.

**Prevailing By-laws and Prevailing Sections:**

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(863) **Exception RD 863**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
  (A) The minimum front yard setback is 14.0 metres; and
  (B) The minimum side yard setback is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(864) Exception RD 864
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum front yard setback is 10.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(865) Exception RD 865
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum front yard setback is 33.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(866) Exception RD 866
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum front yard setback is 22.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(867) Exception RD 867
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum front yard setback is 34.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(868) Exception RD 868
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum front yard setback is 40.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(869) Exception RD 869
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum front yard setback is 30.0 metres; and
  (B) The minimum side yard setback is 1.8 metres.

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(870) Exception RD 870
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **front yard setback** is 24.0 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(871) Exception RD 871
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **front yard setback** is 12.0 metres; and
(B) The minimum **side yard setback** is 1.8 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(872) Exception RD 872
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **front yard setback** is 11.0 metres; and
(B) The minimum **side yard setback** is 1.8 metres.
Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(873) Exception RD 873
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **front yard setback** is 18.0 metres; and
(B) The minimum **side yard setback** is 1.8 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(874) Exception RD 874
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **front yard setback** is 36.0 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)


(875) Exception RD 875
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **front yard setback** is 13.0 metres; and
(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(876) **Exception RD 876**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 20.0 metres; and
(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(877) **Exception RD 877**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 17.0 metres; and
(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(879) **Exception RD 879**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 9.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(880) **Exception RD 880**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 15.0 metres; and
(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(881) **Exception RD 881**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 21.0 metres; and
(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(882) **Exception RD 882**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite Section 5.10.40.70 (1), encroachments as described in this By-law are permitted into any building setback.

(B) Despite Section 5.10.40.70 (2), building setbacks shall not apply to any part of a building located below ground.

(C) Despite Section 10.5.40.10 (1), the height of a building shall be the distance between the established grade and the mid-point of a sloped roof.

(D) Despite Section 10.5.40.20 (1), building length shall not apply to the main walls of buildings below grade.

(E) Despite Section 10.5.40.30 (1), building depth shall not apply to the main walls of buildings below grade.

(F) Despite Section 10.5.40.50 (2), a porch, deck, balcony or similar structure shall not be subject to the required minimum building setbacks of a building.

(G) Despite Section 10.5.40.60 (1) (C), a porch, deck, balcony or similar structure may encroach into the required rear yard setback a maximum of 4.3 metres.

(H) Despite Section 10.5.40.60 (3), exterior stairs shall be no longer than a maximum of 1.52 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the building or structure, and maintain a maximum width of 3.26 metres.

(I) Despite Section 10.5.40.70 (1), the averaging of front yard setbacks shall not apply to the subject lands.

(J) The minimum lot area is symbolized by the letter ‘a’ as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 614 square metres.

(K) The minimum lot frontage is symbolized by the letter ‘f’ as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 18 metres.

(L) The maximum height of a building shall be as shown on Diagram 3 of this By-law.

(M) The maximum number of detached houses is 2.

(N) Despite Section 10.20.40.70, the Building Setbacks as set out in Diagram 3 of this By-law shall apply to the subject lands.

(O) The maximum Gross Floor Area per single detached dwelling shall be 393 square metres.

(P) Despite Section 800.50, Established Grade for the purpose of establishing the permitted height shall mean the geodetic elevation of:
   - 162.58 for house A
   - 162.04 for house B

(Q) Despite Section 800.50, the Front Lot Line shall be deemed to be Bayview Ridge.

(R) Despite Section 800.50, Gross Floor Area shall exclude areas below grade for the lands zoned RD (882).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 388-2016 (OMB) ]

(883) Exception RD 883

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulations to the contrary the lands known as 10 Doncliffe Dr., may be used for a detached house if the yard setbacks that existed on the date of the enactment of this By-law at not further reduced.

Prevailing By-laws and Prevailing Sections: (None Apply)

(884) Exception RD 884

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulations to the contrary the lands described as Parts of Lots 57, 58 and 59, Plan M-275 and designated as Part 1 on Reference Plan 66R-6772, and that Part of Block A, Plan 2335, and designated as Part 7 on Reference Plan 64R-2776, may be used for a detached house if:

(i) access to the said lands from Riverview Dr. is provided over those parts of Lots 59 and 60, Plan M-275, designated as Parts 3, 4 and 5 on Reference Plan 66R-6772 and that part of Lot 55, Plan 2335, designated as Part 6 on Reference Plan 64R-2776; and
(ii) that all other provisions of this By-law, as amended, are complied with.

Prevailing By-laws and Prevailing Sections: (None Apply)

(885) **Exception RD 885**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **rear yard setback** is a minimum of 1.18 metres, if the **lot** complies with all other regulations of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(886) **Exception RD 886**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.12(15) of the City of North York zoning by-law 7625.

(887) **Exception RD 887**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite Section 5.10.40.70 (1), encroachments as described in this By-law are permitted into any **building setback**.

(B) Despite Section 5.10.40.70 (2), **building setbacks** shall not apply to any part of a **building** located below ground.

(C) Despite Section 10.5.40.10 (1), the **height** of a **building** shall be the distance between the **established grade** and the mid-point of a sloped roof.

(D) Despite Section 10.5.40.20 (1), **building length** shall not apply to the main walls of buildings below grade.

(E) Despite Section 10.5.40.30 (1), **building depth** shall not apply to the main walls of buildings below grade.

(F) Despite Section 10.5.40.50 (2), a porch, deck, balcony or similar **structure** shall not be subject to the required minimum **building setbacks** of a **building**.

(G) Despite Section 10.5.40.60 (1) (C), a porch, deck, balcony or similar **structure** may encroach into the required **rear yard setback** a maximum of 4.3 metres.

(H) Despite Section 10.5.40.60 (3), exterior stairs shall be no longer than a maximum of 1.52 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the building or structure; and maintain a maximum width of 3.26 metres.

(I) Despite Section 10.5.40.70 (1), the averaging of **front yard setbacks** shall not apply to the subject lands.

(J) The minimum **lot area** is symbolized by the letter ‘a’ as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 707 square metres.

(K) The minimum **lot frontage** is symbolized by the letter ‘f’ as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 18 metres.

(L) The maximum height of a **building** shall be as shown on Diagram 3 attached to this By-law.

(M) The maximum number of **detached** houses is 2.

(N) Despite Section 10.20.40.70, the **Building Setbacks** as set out in Diagram 3 attached to this By-law shall apply to the subject lands.

(O) The maximum **Gross Floor Area** per single detached dwelling shall be 452 square metres.

(P) Despite Section 800.50, **Established Grade** for the purpose of establishing the permitted height shall mean the geodetic elevation of:

    162.98 for House C
    162.63 for House D

(Q) Despite Section 800.50, the **Front Lot Line** shall be deemed to be Bayview Ridge.

(R) Despite Section 800.50, **Gross Floor Area** shall exclude areas below grade for the lands zoned RD (887).
Prevailing By-laws and Prevailing Sections: (None Apply)

[A] By-law: 385-2016 (OMB)

Exception RD 888

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.13(33) of the City of North York zoning by-law 7625.

Exception RD 889

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.13(34) of the City of North York zoning by-law 7625.

Exception RD 892

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 24 Malcolm Rd., Section 6.2.4.1, of the former Town of Leaside zoning by-law 1916.

Exception RD 893

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum front yard setback is 30 metres;

(B) The minimum building setback from a side lot line is 1.8 metres from one side lot line and 4.2 metres from the other side lot line;

(C) The minimum building setback from a rear lot line is 9.5 metres; [By-law: 0559-2014 (OMB PL130592)]

(D) The maximum total floor area permitted for ancillary buildings under 10.5.60.50(2) does not apply; and [By-law: 0559-2014 (OMB PL130592)]

(E) The maximum lot coverage permitted for ancillary buildings under 10.5.60.70(1) does apply; and [By-law: 0559-2014 (OMB PL130592)]

(F) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 11.0 metres despite regulation 10.20.40.10(4)(A), and 10.20.40.10(4)(C) does not apply. [By-law: 0559-2014 (OMB PL130592)]

(G) Regulation 10.20.40.50 (1), regarding platforms such as a deck or balcony, does not apply. [By-law: 580-2017]

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 894

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27597; and

(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.
Exception RD 895
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(A) The minimum **front yard setback** is 30 metres;
(B) The minimum **building setback** from a **side lot line** is 1.8 metres from one **side lot line** and 4.2 metres from the other **side lot line**;
(C) The minimum **building setback** from a **rear lot line** is 9.5 metres;
(D) The maximum total floor area permitted for **ancillary buildings** under 10.5.60.50(2) does not apply; [By-law: 0559-2014 (OMB PL130592)]
(E) The maximum **lot coverage** permitted for **ancillary buildings** under 10.5.60.70(1) does apply; and [By-law: 0559-2014 (OMB PL130592)]
(F) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building height** is 11.0 metres despite regulation 10.20.40.10(4)(A), and 10.20.40.10(4)(C) does not apply. [By-law: 0559-2014 (OMB PL130592)]
(G) Regulation 10.20.40.50 (1), regarding platforms such as a deck or balcony, does not apply. [By-law: 580-2017]

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26788.

Exception RD 897
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Private garages may be erected on Lots 274 to 283 inclusive, Plan M-346, if:
   (i) the minimum **front yard setback** is not less than 0.6 metres;
   (ii) the minimum **side yard setback** is not less than 1.2 metres; and
   (iii) the **rear yard setback** is not less than 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 898
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.8 metres; and
(B) In addition to the uses permitted by the zone, the **lot** may be used for a veterinary office, if:
   (i) it is located in an existing **detached house**;
   (ii) the **building** is the principal residence of the veterinarian;
   (iii) is not operated as a **veterinary hospital** or animal clinic; and
   (iv) it does not include the boarding or lodging of animals.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 899
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 418-2000.
(900) **Exception RD 900**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

- (A) The minimum **front yard setback** is 30 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.8 metres from one **side lot line** and 4.2 metres from the other **side lot line**;
- (C) The minimum **building setback** from a **rear lot line** is 9.5 metres;
- (D) The maximum total floor area permitted for **ancillary buildings** under 10.5.60.50(2) does not apply; and
- (E) The maximum **lot coverage** permitted for **ancillary buildings** under 10.5.60.70(1) does apply.

**Prevailing By-laws and Prevailing Sections:**

- (A) Former City of North York by-law 22010.

(901) **Exception RD 901**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) In addition to the uses permitted in the zone, a respite centre with ancillary administrative offices is also permitted if:
  - (i) it has a minimum of 2 **parking spaces**;
  - (ii) it does not accommodate more than 10 persons; and
  - (iii) it complies with all the other requirements for the zone.

**Prevailing By-laws and Prevailing Sections:**

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(902) **Exception RD 902**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

- (A) City of Toronto by-law 1098-2006 (OMB).

(903) **Exception RD 903**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) The minimum **lot frontage** is 8.4 metres;
- (B) The minimum **front yard setback** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres from one **side lot line** and 0.6 metres from the other **side lot line**;
- (D) The minimum **building length** is 19.4 metres;
- (E) The maximum **driveway** slope is 3%;
- (F) The maximum **first floor** elevation above **established grade** is 2.2 metres; and
- (G) Despite regulations to the contrary, a porch may encroach a maximum of 3.7 metres into a required **front yard setback**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(904) **Exception RD 904**

745
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(905) Exception RD 905

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 7.3 metres, except that for a corner lot the minimum lot frontage is 7.1 metres;
(B) The minimum lot area is 278 square metres, except that for a corner lot the minimum lot area is 269 square metres;
(C) The minimum front yard setback is 9 metres;
(D) The minimum rear yard setback is 10 metres;
(E) The minimum south side yard setback is 1.22 metres;
(F) The minimum north side yard setback is 0.31 metres;
(G) The maximum building depth is 18.5 metres;
(H) The maximum lot coverage is 37%;
(I) The maximum building height is the lesser of 2 storeys and 7.5 metres;
(J) The maximum height of the first floor must not be more than 1.1 metres above established grade;
(K) Belt courses, chimney breasts, cornices, eaves or gutters, pilasters and sills may project into any required yard setback not more than 0.5 metres, except that the permitted maximum projection into the required north side yard setback is 0.25 metres;
(L) A minimum of 50% of the front yard must be maintained as landscaping where landscaping means trees, shrubs, flowers, vegetables and other vegetation, decorative stonework, walkways, patios, screening or other horticultural or landscape architectural elements or any combination of these. Landscaping does not include driveways or parking areas and directly associated elements such as curbs or retaining walls; and
(M) A minimum of 75% of the front yard not covered by a permitted driveway must be maintained as soft landscaping where soft landscaping means trees, shrubs, grass, flowers, vegetables and other vegetation but does not include hard surfaced areas such as, but not limited to, driveways, parking areas, decorative stonework, walkways, patios, screening or other landscape architectural elements.

Prevailing By-laws and Prevailing Sections: (None Apply)

(906) Exception RD 906

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.8 metres; and
(B) In addition to the uses permitted by the zone, business offices and professional offices are also permitted if:
   (i) the use is located in a building that existed on the lot in 1983; and
   (ii) there is a minimum of 10 parking spaces in the rear yard.

Prevailing By-laws and Prevailing Sections: (None Apply)

(907) Exception RD 907

746
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.8 metres; and

(B) In addition to the uses permitted by the zone, professional office, pharmacy and medical laboratory are also permitted if the use is located in a building that existed on the lot on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(908) Exception RD 908
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 122 Dawes Rd., Section 7.4.4.1, of the former Borough of East York zoning by-law 6752.

(909) Exception RD 909
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 1076 Pape Ave., Section 7.4.4.2, of the former Borough of East York zoning by-law 6752.

(910) Exception RD 910
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 7.4.4.4, of the former Borough of East York zoning by-law 6752.

(911) Exception RD 911
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 662 Victoria Park Ave., Section 7.4.4.5, of the former Borough of East York zoning by-law 6752.

(912) Exception RD 912
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum front yard setback is 10 metres;

(B) The minimum side yard setback is 3 metres on each side;

(C) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;

(D) A balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:
(i) the required building setback from that lot line; or
(ii) 6.0 metres; [By-law: 580-2017]

(E) The maximum lot coverage for ancillary buildings is 5%; and
(F) The maximum total floor area for ancillary buildings is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(913) Exception RD 913
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum front yard setback is 22 metres;
(B) The minimum side yard setback is 3 metres on each side;
(C) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;
(D) A balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:
   (i) the required building setback from that lot line; or
   (E) The maximum lot coverage for ancillary buildings is 5%; and
   (F) The maximum total floor area for ancillary buildings is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(914) Exception RD 914
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 81 Peard Rd., Section 7.5.4.8, of the former Borough of East York zoning by-law 6752.

(915) Exception RD 915
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If the lot has a detached house:
   (i) on Lot 176, Plan M-1242 an ancillary building may be erected in the southerly side yard if all other applicable regulations are complied with; and
   (ii) on Lot 175, Plan M-1242 an ancillary building may be erected in the northerly side yard if all other applicable regulations are complied with.

Prevailing By-laws and Prevailing Sections: (None Apply)

(916) Exception RD 916
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 301 Cedarvale Ave., Section 7.4.4.6, of the former Borough of East York zoning by-law 6752.

(917) Exception RD 917

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 5 Everett Cres., Section 7.4.4.6, of the former Borough of East York zoning by-law 6752.


(918) Exception RD 918
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 80 Eldon Ave., Section 12.1.20, of the former Borough of East York zoning by-law 6752.

(920) Exception RD 920
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 337 Cedarvale Ave., Section 12.1.30, of the former Borough of East York zoning by-law 6752.

(921) Exception RD 921
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum side yard setback is 1.8 metres for a building with a dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(A) Section 64.13(3) of the City of North York zoning by-law 7625.

(922) Exception RD 922
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(923) Exception RD 923
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(D) These lands must comply with exception 900.3.10(1462); and
(E) On the lands municipally known as 109 Cass Ave., the minimum **lot frontage** is 13.0 metres and the minimum **lot area** is 548.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(924) **Exception RD 924**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(925) **Exception RD 925**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(F) The required **parking space** must be located in the **residential building**;
(G) These lands must comply with exception 900.3.10(1462); and
(H) On the lands municipally known as 16 Belgreen Ave., the minimum **building setback** from the **front lot line** is 5.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(926) **Exception RD 926**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 27.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(927) **Exception RD 927**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(928) **Exception RD 928**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is 7.5 metres;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(929) **Exception RD 929**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 9.0 metres;

(B) The minimum **building setback** from a **side lot line** is 0.9 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(E) These lands must comply with exception 900.3.10(1462); and

(F) On the lots municipally known as 145 and 147 Earlton Dr., the minimum **front yard building setback** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(930) **Exception RD 930**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 9.0 metres;

(B) The minimum **building setback** from a **side lot line** is 1.2 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(E) The required **parking space** must be located in the **residential building**; and

(F) These lands must comply with exception 900.3.10(1462).
(931) Exception RD 931

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 27.0 metres, measured from the centreline of the original road allowance, where the lot line abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
   (ii) 9.0 metres in all other cases;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.3.10(1462).

(932) Exception RD 932

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into this required yard setback;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The maximum lot coverage is 50%;
(F) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

(933) Exception RD 933

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On a corner lot the minimum lot frontage is 15.0 metres;
(B) The minimum building setback from a front lot line is:
   (i) 9.0 metres where the lot line abuts Kennedy Rd.; and
   (ii) 6.0 metres in all other cases;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.3.10(1462).

(934) Exception RD 934

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 27.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(935) **Exception RD 935**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 7.5 metres where the **lot line** abuts Huntingwood Dr.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(936) **Exception RD 936**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 7.5 metres where the **lot line** abuts Huntingwood Dr.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462); and
(I) On the lands municipally known as 35 Tamora Ct., if a detached house existed on the date of the enactment of this by-law, the minimum building setback from the front lot line is 4.68 metres and the minimum building setback from the westerly lot line is 1.35 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(937) Exception RD 937
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 9.0 metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) These lands must comply with exception 900.3.10(1462);
(H) On the lands municipally known as 2651 Kennedy Rd. the maximum gross floor area permitted is 198.0 square metres; and
(I) On the lands municipally known as 2697 Kennedy Rd. on office is permitted in a detached house that existed on the lot in 1988 if:
   (i) the office use is only for the production of computer software; and
   (ii) all parking spaces and landscaping areas in existence on January 1, 1989 are retained.

Prevailing By-laws and Prevailing Sections: (None Apply)

(938) Exception RD 938
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 27.0 metres, measured from the centreline of the original road allowance, where the lot line abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 0.9 metres; and
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(939) Exception RD 939
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 9.0 metres;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(940) Exception RD 940
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 3.0 metres;
(B) The minimum building setback from a side lot line is 1.0 metres on one side only;
(C) The maximum lot coverage is 50%;
(D) The required parking space must be located in a building;
(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

941) Exception RD 941

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from the front lot line is:
   (i) 33.0 metres, measured from the centreline of the original road allowance, where the lot line abuts Kennedy Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line is 1.0 metres on one side only;
(E) These lands must comply with exception 900.3.10(1462); and
(F) A detached garage may be located in the front yard if it is not located in the required front yard building setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

942) Exception RD 942

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The required parking space must be located in the residential building; and
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

943) Exception RD 943

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 27.0 metres, measured from the centreline of the original road allowance, where the lot line abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
(ii) 7.5 metres in all other cases;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) These lands must comply with exception 900.3.10(1462); and
(G) On the lands municipally known as 2493 Kennedy Rd. a medical office is permitted if:
   (i) it does not occupy more than 25% of the gross floor area of the building;
   (ii) it does not have more than 1 employee; and
   (iii) one sign having a maximum area of 28.0 square centimetres is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(944) Exception RD 944
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a corner lot the minimum lot frontage is 15.0 metres;
(B) The minimum building setback from a front lot line is 3.0 metres;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(945) Exception RD 945
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(B) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(C) The required parking space must be located in a building; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(946) Exception RD 946
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 9.0 metres where the lot line abuts Kennedy Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line is 1.2 metres on one side only;
(E) The minimum building setback from a side lot line that abuts a street is 6.0 metres;
(F) The maximum lot coverage is 40%;
(G) The required parking space must be located in a building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(947) **Exception RD 947**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) A garage must be set back a minimum of 0.6 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**;
- (E) These lands must comply with exception 900.3.10(1462); and
- (F) On the lands municipally known as 2577 Kennedy Rd.:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) a detached garage or carport may be located in the **front yard** if it is a minimum of 41.0 metres from the centreline of Kennedy Rd., 10.0 metres from the north **lot line** and 0.6 metres from the south **lot line**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(948) **Exception RD 948**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(949) **Exception RD 949**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(950) **Exception RD 950**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **rear lot line** is 13.0 metres;
- (D) A garage must be set back a minimum of 0.9 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)
(951) Exception RD 951
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 7.5 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) A garage must be set back a minimum of 0.9 metres from a **side lot line** that does not abut a **street**;
(D) The required **parking space** must be located in the **residential building**; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(952) Exception RD 952
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres if the **lot line** abuts Kennedy Rd. or Finch Ave.; and
   (ii) 6.0 metres in all other cases;
(B) Despite (A) the side **main wall** of a garage must be a minimum of 3.0 metres from a **side lot line** that abuts a **street** other than Kennedy Rd. or Finch Ave.;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The required **parking space** must be located in the **residential building**; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(953) Exception RD 953
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 9.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(954) Exception RD 954
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:
   (i) 7.5 metres where the **lot line** abuts Huntingwood Dr.; and
   (ii) 6.0 metres in all other cases;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(E) The required **parking space** must be located in the **residential building**; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(955) Exception RD 955
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 9.0 metres where the lot line abuts Kennedy Rd.;
   (ii) 7.5 metres where the lot line abuts Huntingwood Dr.; and
   (iii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The required parking space must be located in the residential building;
(D) These lands must comply with exception 900.3.10(1462); and
(E) On the lands municipally known as 857 Huntingwood Dr.; a building existing on the date of enactment of this by-law may remain as sited.

Prevailing By-laws and Prevailing Sections: (None Apply)

(956) Exception RD 956
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 27.0 metres, measured from the centreline of the original road allowance, where the lot line abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The required parking space must be located in a building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(957) Exception RD 957
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 27.0 metres, measured from the centreline of the original road allowance, where the lot line abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The required parking space must be located in a building;
(G) The office of veterinary doctor existing on the date of the enactment of this By-law is permitted if:
   (i) a dwelling unit that is the principal residence of an employee of the veterinary office is retained;
   (ii) no activities occur outside;
   (iii) no boarding of animals occurs;
   (iv) the maximum interior floor area used for the veterinary office including storage and washroom space must not exceed 162 square metres;
   (v) the number of parking spaces on the lot do not exceed 6; and
   (vi) parking spaces are located in a yard that abuts a street; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(958) Exception RD 958
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a side lot line is 1.2 metres;
   (B) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
   (C) The required parking space must be located in the residential building; and
   (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(959) Exception RD 959
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
   (B) The minimum lot area is that which existed on the day of the enactment of this By-law;
   (C) The minimum building setback from a front lot line is 7.5 metres;
   (D) The minimum building setback from a side lot line is 1.2 metres;
   (E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
   (F) The required parking space must be located in the residential building; and
   (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(960) Exception RD 960
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
   (B) The minimum lot area is that which existed on the day of the enactment of this By-law;
   (C) The minimum building setback from the southerly lot line abutting Lot 9 is 7.5 metres;
   (D) The maximum lot coverage is 50%;
   (E) The required parking space must be located in a building; and
   (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(961) Exception RD 961
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]
(B) Parking Access to a lot abutting a lane or flanking street must be from the lane or flanking street. [ By-law: PL130592 Mar_2018 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(962) Exception RD 962
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 18.5 metres; and
(B) Clause 10.20.40.20, Building Length, and Clause 10.20.40.30, Building Depth, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(963) Exception RD 963
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum front yard setback is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(964) Exception RD 964
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum front yard setback is 9.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(965) Exception RD 965
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum front yard setback is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(966) Exception RD 966
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For lots municipally known as 8 to 24, and 33 Blyth Hill Rd., the minimum front yard setback is 10.7 metres; and
(B) The minimum side yard setback is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
(968) Exception RD 968
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 80 and 82 Chapman Ave., Section 7.5.4.39, of the former Borough of East York zoning by-law 6752.

(971) Exception RD 971
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) lands on Registered Plan M-809 may be used for a detached house if the minimum front yard setback is 9.14 metres;
(B) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;
(C) A balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:
   (i) the required building setback from that lot line; or
   (ii) 6.0 metres; [ By-law: 580-2017 ]
(D) The maximum lot coverage for ancillary buildings is 5%; and
(E) The maximum total floor area for ancillary buildings is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(972) Exception RD 972
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum front yard setback for lands on Registered Plan M-809 is 9.14 metres;
(B) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;
(C) Clause 10.20.40.20, Building Length, and Clause 10.20.40.30, Building Depth, do not apply;
(D) A balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:
   (i) the required building setback from that lot line; or
   (ii) 6.0 metres; [ By-law: 580-2017 ]
(E) The maximum lot coverage for ancillary buildings is 5%; and
(F) The maximum total floor area for ancillary buildings is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(973) Exception RD 973
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Lands on Registered Plan M-809 may be used for a detached house if the lot has a minimum front yard setback of 9.14 metres;
(B) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;

(C) A balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50(1) if it is set back from a lot line the greater of:

(i) the required building setback from that lot line; or

(ii) 6.0 metres; [By-law: 580-2017]

(D) The maximum lot coverage for ancillary buildings is 5%;

(E) The maximum total floor area for ancillary buildings is 100 square metres; and

(F) A swimming pool may be constructed in the front yard of the existing detached house located on lot 95, Plan M-809, if the swimming pool is set back a minimum distance of 16.8 metres from the northerly limit of Shady Oaks Cres., and 2.74 metres from the westerly lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(974) Exception RD 974

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot area is that which existed on the day of the enactment of this By-law;

(B) The minimum building setback from a side lot line is 1.0 metre;

(C) The minimum building setback from a lot line that abuts a street is:

(i) 36 metres, where the lot line abuts Sheppard Ave. or Finch Ave. measured from the original centreline of the road;

(ii) and 6.0 metres in all other cases;

(D) The maximum lot coverage is 50%;

(E) The required parking space must be located in a building; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(975) Exception RD 975

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum front yard setback is:

(i) 15.0 metres from Fifeshire Rd.; and

(ii) 18.0 metres from Bayview Ave.;

(B) The minimum side yard setback is 1.8 metres on each side for a one- storey building, plus 0.6 metres for each additional storey or portion thereof;

(C) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;

(D) The maximum lot coverage for ancillary buildings is 5%; and

(E) The maximum total floor area for ancillary buildings is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(976) Exception RD 976

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a detached house the following standards apply:

(i) the minimum building setback from a side lot line is 1.2 metres;
(ii) the minimum building setback from a side lot line that abuts a street is 4.5 metres;
(iii) the required parking spaces must be located in the residential building;
(iv) the minimum building setback from a lot line that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 27.0 metres, measured from the original centreline of the street; and

(B) A place of worship is permitted if it complies with all the following:

(i) the minimum building setback from a lot line that abuts a street is:
   (a) 27.0 metres where the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd., measured from the original centreline of the street; and
   (b) 12.0 metres in all other cases;
(ii) the minimum building setback from a side lot line is a distance equal to half the height of the building; and
(iii) the gross floor area used for a place of worship must not be more than 80% of the area of that portion of the lot with the place of worship.

Prevailing By-laws and Prevailing Sections: (None Apply)

(977) Exception RD 977
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For the lands municipally known as 40 to 46 (even only) Risa Blvd. and 3 to 15 (odd only) Topview Ct.:

(i) the minimum lot frontage is 7.0 metres;
(ii) the minimum lot area is 250 square metres;
(iii) the minimum rear yard setback is 4.3 metres;
(iv) the minimum side yard setback is 1.2 metres on one side and 0.6 metres on the other side;
(v) the maximum building height is the lesser of 3 storeys and 8.8 metres;
(vi) the maximum building length is 16.8 metres;
(vii) for a key lot, the maximum building length is measured from the front wall of the building; and
(viii) for those lands shown as Lot 2 (40 Risa Blvd.) the maximum lot coverage is 39%; and

(B) For the lands municipally known as 33 to 39 (odd only) Risa Blvd.:

(i) the minimum lot frontage is 8.5 metres;
(ii) the minimum front yard setback is 7.5 metres;
(iii) the minimum side yard setback is 1.2 metres on one side and 0.6 metres on the other side;
(iv) the maximum building height is the lesser of 3 storeys and 8.8 metres;
(v) the maximum building length is 16.8 metres; and
(vi) the maximum driveway slope is 10%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(978) Exception RD 978
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum front yard setback is 4.6 metres;
(B) The minimum rear yard setback is 7.9 metres;
(C) The minimum east side yard setback is 0.48 metres;
(D) The minimum west side yard setback is 1.2 metres;
(E) The minimum side yard setback for a garage without a room above is 0.6 metres; and
(F) The maximum lot coverage is 45%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(979) Exception RD 979
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 12.1 metres;
(B) The minimum lot area is 527 square metres;
(C) The minimum front yard setback is 6.1 metres;
(D) The minimum rear yard setback is 7.5 metres; and
(E) The minimum side yard setback is 1.2 metres.

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(980) Exception RD 980
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.5 metres;
(B) The minimum lot area is 350 square metres;
(C) The minimum side yard setback is 0.3 metres and the total of both side yard setbacks must be a minimum of 1.5 metres;
(D) The maximum building height is the lesser of 8.8 metres and 3 storeys;
(E) The minimum width of a mutual driveway is 3.0 metres of which a minimum of 1.5 metres must be on each abutting lot;
(F) The minimum rear yard setback for garages and ancillary buildings is 7.5 metres; and
(G) No open storage is permitted to be located behind a garage in the rear yard.

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(981) Exception RD 981
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.8 metres; and
(B) In addition to the uses permitted in the zone, a business office and professional office is also permitted if:
   (i) the office is located in an detached house that existed on the date of the enactment of this By-law; and
   (ii) a parking space must be located in the rear yard.

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(982) Exception RD 982
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted in the zone, the lot may be used for a business office and professional office, if:
   (i) the maximum gross floor area of the building is not more than 50% of the lot area;
   (ii) the minimum front yard setback is 4.8 metres;
   (iii) the minimum building setback from the west side lot line is 1.8 metres; and
   (iv) the minimum building setback from the east side lot line is 7.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(983) Exception RD 983

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The only uses permitted are a place of worship and a religious and cultural centre;
(B) A maximum of two places of worship are permitted and no separation distance is required between the two;
(C) A landscape strip along the side lot line and rear lot line is not required;
(D) The maximum building height is the lesser of 3 storeys and 14.0 metres;
(E) The minimum building setbacks are:
   (i) 15.2 metres from the front lot line;
   (ii) 32.8 metres from the rear lot line;
   (iii) 5.5 metres from the north side lot line; and
   (iv) 4.3 metres from the south side lot line;
(F) A minimum of 120 parking space are located on the lot; and
(G) A parking space must be set back at least 3.0 metres from a side lot line and rear lot line that abuts a lot in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(984) Exception RD 984

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the zone a parking area to service the retail stores, personal service shop and service shops at 2883-2885 Dufferin St. is also permitted;
(B) The minimum length of a parking space is 5.5 metres; and
(C) The minimum parking aisle width including the adjacent right-of-way is 4.2 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(985) Exception RD 985

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum side yard setback is 1.8 metres; and
(B) In addition to the uses permitted in the zone, a medical office if:
   (i) the office is only used by one dentist; and
   (ii) the office is located in a building that existed on the date of the enactment of this By-law.
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

Prevailing By-laws and Prevailing Sections: (None Apply)

(986) Exception RD 986
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.8 metres; and
(B) In addition to the uses permitted in the zone a parking area to service the retail stores, personal service shop and service shops on the abutting lands at 127-129 Willowdale Ave. is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(987) Exception RD 987
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.8 metres; and
(B) In addition to the uses permitted in the zone, a hair dressing salon if:
   (i) the maximum interior floor area of the beauty salon is 55 square metres; and
   (ii) the required parking may be provided in tandem and such parking space may have interrupted access to a public street by means of a lane.

Prevailing By-laws and Prevailing Sections: (None Apply)

(988) Exception RD 988
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum side yard setback is 1.8 metres; and
(B) In addition to the uses permitted in the zone, lands described as Block K1, Plan M0834, may be used for a community center and day nursery if a minimum of six parking spaces are located on the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(989) Exception RD 989
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted in the zone, lands described as Lots 20, 21 Plan M-1825, may be used for a religious institution if:
   (i) the minimum lot frontage is 24.0 metres;
   (ii) the minimum lot area is 800 square metres;
   (iii) the minimum building setback from a lot line is:
       (a) 1.5 metres from the front lot line;
       (b) 1.8 metres from the north lot line
       (c) 1.2 metres from the south lot line; and
       (d) 7.5 metres from the rear lot line; and
   (iv) the maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(990) Exception RD 990
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the zone, the lands may be used for a school providing instruction in the operation of motor vehicles if:

(i) the dwelling unit is the principal residence of the driving school teacher;
(ii) the maximum gross floor area to be devoted to the driving school and ancillary offices uses is 13.4 square metres;
(iii) the minimum building setback from a lot line is:
   (a) 7.6 metres from the front lot line;
   (b) 1.22 metres from the northerly side lot line; and
   (c) 3.3 metres from the southerly side lot line; and
(iv) a garage must be set back a minimum of 0.27 metres from the rear lot line and 0.91 metres from the southerly side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(991) Exception RD 991
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum side yard setback is:
   (i) 1.2 metres on each side for a one storey building; and
   (ii) 1.2 metres on one side and 1.8 metres on the other side for a two storey building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(992) Exception RD 992
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.2 metres;
(B) The minimum lot area is 263 square metres;
(C) The minimum front yard is 4.6 metres;
(D) The minimum south side yard is 0.6 metres;
(E) The minimum north side yard is 1.2 metres;
(F) The minimum rear yard is 10.5 metres;
(G) The maximum lot coverage is 36.1%; and
(H) The maximum building length is 16.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(994) Exception RD 994
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(244) of the former City of York zoning by-law 1-83.

(995) Exception RD 995
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 9 metres;
(B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
(C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building height** is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
(D) The maximum **lot coverage** for **ancillary buildings** is 5%;
(E) The maximum total floor area for **ancillary buildings** is 100 square metres; and
(F) In addition to the uses permitted by the zone, a **day nursery** is permitted if: it is located in a **place of worship building** or a **building** that is **ancillary** to a **place of worship**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception RD 996)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 81 Clouston:
   (i) the maximum **lot coverage** is 35%; and
   (ii) the minimum **rear yard setback** is 7.6 metres; and
(B) On 79A Clouston:
   (i) the maximum **lot coverage** is 35%;
   (ii) the maximum floor space index is 0.4;
   (iii) the minimum **rear yard setback** is 7.6 metres; and
   (iv) the minimum **side yard setback** is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception RD 997)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, a **day nursery** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception RD 998)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 15 metres; and
(B) The minimum **side yard setback** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception RD 999)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 108-2001(OMB).

(1000) Exception RD 1000

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, a day nursery is permitted if it is located in a place of worship building or a building that is ancillary to a place of worship;

(B) The minimum front yard setback is 12.0 metres;

(C) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;

(D) A balcony, porch or sundeck located at or above the second storey or gaining access from the second storey of the building is not subject to Regulation 10.20.40.50 (1) if it is set back from a lot line the greater of:
   (i) the required building setback from that lot line; or
   (ii) 6.0 metres; [ By-law: 580-2017 ]

(E) The maximum lot coverage for ancillary buildings is 5%; and

(F) The maximum total floor area for ancillary buildings is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None apply)

(1001) Exception RD 1001

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, a day nursery is permitted if it is located in a place of worship building or a building that is ancillary to a place of worship;

(B) The minimum front yard setback is 5.5 metres;

(C) The minimum side yard is 1.2 metres;

(D) The minimum side yard setback for a lot that abuts a street is 1.5 metres;

(E) The minimum rear yard setback is 7.5 metres; and

(F) The maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1003) Exception RD 1003

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum side yard setback is 1.8 metres; and

(B) In addition to the uses permitted in the zone, the lands described as the whole of Lot 33, Plan 3264, may be used for the purposes of a telephone Switching Centre, if all other regulations of this By-law are complied with.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1004) Exception RD 1004

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum side yard setback is 1.8 metres.
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

Prevailing By-laws and Prevailing Sections: (None Apply)

(1005) Exception RD 1005
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.8 metres; and
(B) In addition to the uses permitted by the zone, the lot may be used for a personal service shop, if:
   (i) it is located in a building that existed on September 19, 2000;
   (ii) the maximum interior floor area used for a personal service shop is 69 square metres;
   (iii) the minimum front yard setback is 2.7 metres;
   (iv) the maximum number of parking spaces is 5; and
   (v) the minimum side yard setback is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1006) Exception RD 1006
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the zone, a business office and professional office is also permitted, if:
   (i) it is located in a building that existed on the date of the enactment of this By-law;
   (ii) the total interior floor area of the offices is not more than 148 square metres;
   (iii) the lot has a minimum lot area of 547 square metres;
   (iv) the lot has a minimum frontage of 12.0 metres;
   (v) the building setback is:
      (a) a minimum of 1.25 metres from the south side lot line; and
      (b) a minimum of 1.29 metres from the north lot line;
   (vi) a minimum of 4 parking spaces exist on the lot for the uses of the office and the dwelling unit;
   (vii) the minimum length of a parking space is 5.5 metres; and
   (viii) the regulations for front yard landscaping do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1007) Exception RD 1007
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 10.0 metres;
(B) The maximum height of a building is 12.5 metres and a maximum of 3 storeys, except for the lands in the block contained within the boundary of Cross St., Church St., King George Rd. and Coulter Ave., in which case the maximum height of a building is 10.5 metres and a maximum of 3 storeys;
(C) The maximum floor space index is equal to the sum of the following:
   (i) floor space index of 0.6 for the first 370.0 square metres of lot area;
   (ii) plus floor space index of 0.4 for that portion of the lot area in excess of 370 square metres but less than or equal to 600 square metres, if any; and
   (iii) plus floor space index of 0.2 for that portion of the lot area in excess of 600.0 square metres, if any;
(D) The minimum front yard setback is equal to 1.0 metre less than the average existing front yard setback of the abutting residential buildings on each side of the lot. If there is an abutting residential building on one side only, the minimum required front yard setback is equal to 1.0 metre less than the setback of such
residential building. If there are no abutting residential buildings on either side of the lot, the minimum required front yard setback is 6.0 metres;

(E) The minimum rear yard setback is 9.0 metres;

(F) The minimum side yard setback is 1.2 metres;

(G) The minimum percentage of the landscaping area of the front yard, excluding the area covered by any porch, verandah, deck or balcony is:

(i) on a lot having a frontage of 10 metres or greater: 40%; and
(ii) on a lot having a frontage of less than 10 metres: 35%;

(H) No portion of the required front yard landscaping area may be used for the parking of vehicles;

(I) The maximum width of walkways located in the front yard is 1.06 metres;

(J) Vehicle access to an on-site parking area on a corner lot is from the flanking street;

(K) No garage may have a finished floor elevation lower than the elevation of the crown of the road from which access to the private garage is provided;

(L) An integral garage is prohibited if the lot frontage is less than 10 metres, except for a corner lot to which access to the private garage is provided across the side lot line. For the purpose of this exception, an integral garage means a portion of a building that is designed and capable of being used for sheltering not more than 3 vehicles, each within a parking space that is used only by the occupants of the premises on which it is located; and

(M) The following properties municipally known as:

75, 75A, 77, 79, 81, and 83 Coulter Ave.; 8, 10, 34 and 34A Cross St.; 6, and 7 Conron Pl.; 6, 8, 14, 14B, 16, 18, 19, 19A, 35, 35A, 45 and 47 Church St.; 1, 3, 5, 7, 9, 11, 15, 17, 19, 21, 23, 25, 27, and 29 King George Rd.; 49, and 57/57A George St.; 23, and 25 Fern Ave.; and 25, 27, 29, and 31 Little Ave., may:

(i) continue to be used for a semi-detached house if any additions or alterations to the semi-detached house existing on the lot on the date of enactment of this By-law comply with the provisions of this By-law; or

(ii) be used to build a semi-detached house following the demolition of the existing semi-detached house if all other applicable regulations of this By-law are complied with.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1008) Exception RD 1008

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(250) of the former City of York zoning by-law 1-83.

(1009) Exception RD 1009

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A crisis care shelter, accommodating a maximum of 25 people exclusive of staff, is permitted if:

(i) the minimum lot frontage is 21.7 metres;

(ii) the maximum height of the building is 2 storeys;

(iii) the maximum gross floor area of the building is 800 square metres;

(iv) the minimum front yard setback is 2.7 metres;

(v) the minimum rear yard setback is 20.0 metres;

(vi) the minimum east side yard setback is 3.5 metres;

(vii) the minimum west side yard setback is 0.7 metres;

(viii) ancillary buildings are not permitted; and

(ix) the minimum number of on-site parking spaces is 5.
Prevailing By-laws and Prevailing Sections: (None Apply)

(1010) **Exception RD 1010**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These lands may have a maximum of four **lots**;

(B) One **lot** must have a minimum **lot area** of 515 square metres and another **lot** must have a minimum **lot area** of 540 square metres; and

(C) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1011) **Exception RD 1011**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** for **lots** fronting on Spring Garden Avenue is 22.0 metres. [By-law: 0559-2014 (OMB PL130592)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1013) **Exception RD 1013**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from the west **side lot line** is 0.3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1014) **Exception RD 1014**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **side yard setback** is 1.8 metres; and

(B) A **public school** or **private school**, and a **student residence**, are also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1015) **Exception RD 1015**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(427) of the former City of York zoning by-law 1-83.

(1016) **Exception RD 1016**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(186) of the former City of York zoning by-law 1-83.
(1017) **Exception RD 1017**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 22 Rivercrest Rd., Section 16(59) of the former City of York zoning by-law 1-83.

(1018) **Exception RD 1018**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, a medical office and dental office is also permitted if the dwelling unit is the principal residence of the practitioner;
(B) One semi-detached house is permitted on the lands known as 17 and 17A Elhurst Ct.;
(C) The maximum height of a detached house is 1 storey; and
(D) The maximum height of a private garage is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1019) **Exception RD 1019**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A building used for recreation uses may be expanded or rebuilt if the maximum gross floor area of the building is less than twice the gross floor area of the building existing on April 1, 1962 and the building continues to be used for recreation uses serving the local residents.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1020) **Exception RD 1020**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 16(21) of the former City of York zoning by-law 1-83.

(1021) **Exception RD 1021**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(C) The maximum lot coverage is 50%;
(D) The required parking space must be located in the residential building;
(E) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

1022 Exception RD 1022
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres, where the lot line abuts Placentia Blvd. or Middlefield Rd.;
   (ii) 36.0 metres, where the lot line abuts Finch Ave., measured from the original centreline of the street;
   (iii) 25.0 metres, where the lot line abuts Brimley Rd., measured from the original centreline of the street; and
   (iv) 6.0 metres where the lot line abuts any other street;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(D) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(E) The maximum lot coverage is 50%;

(F) The required parking space must be located in the residential building;

(G) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

1023 Exception RD 1023
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres, where the lot line abuts Placentia Blvd. or Middlefield Rd.; and
   (ii) 6.0 metres where the lot line abuts any other street;

(B) The minimum building setback from a side lot line is 1.2 metres;

(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(D) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

(E) The required parking space must be located in the residential building;

(F) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

1024 Exception RD 1024
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres, where the lot line abuts Placentia Blvd. or Middlefield Rd.;
   (ii) 6.0 metres where the lot line abuts any other street;
(B) The minimum **building setback** from a *side lot line* is 0.9 metres;
(C) The minimum **building setback** from a *side lot line* that abuts a *street* is 4.5 metres;
(D) A garage must be set back a minimum of 0.3 metres from a *side lot line* that does not abut a *street*;
(E) The required **parking space** must be located in the **residential building**;
(F) Underground parking **structures** may be located in a required yard if they are set back from a *lot line* that abuts a *street* a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1025) **Exception RD 1025**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.; and
   (ii) 6.0 metres where the **lot line** abuts any other **street**;

(D) The minimum **building setback** from a *side lot line* is 1.2 metres;

(E) The minimum **building setback** from a *side lot line* that abuts a *street* is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a *side lot line* that does not abut a *street*;
(G) The required **parking space** must be located in the **residential building**;

(H) Underground parking **structures** may be located in a required yard if they are set back from a *lot line* a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1026) **Exception RD 1026**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres, where the **lot line** abuts Finch Ave., McCowan Rd. or Middlefield Rd.; and
   (ii) 6.0 metres where the **lot line** abuts any other **street**;

(D) The minimum **building setback** from a *side lot line* is 1.2 metres;

(E) The minimum **building setback** from a *side lot line* that abuts a *street* is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a *side lot line* that does not abut a *street*;

(G) The required **parking space** must be located in the **residential building**;

(H) Underground parking **structures** may be located in a required yard if they are set back from a *lot line* a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1027) **Exception RD 1027**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres where the lot line abuts Finch Ave., Brimley Rd. or Midland Ave.;
   (ii) 6.0 metres where the lot line abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and
   (iii) 3.6 metres where the lot line abuts any other street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1028) Exception RD 1028
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres on one side and 0.3 metres on the other side;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) The required parking space must be located in the residential building;
(D) Under parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1029) Exception RD 1029
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres where the lot line abuts Finch Ave., Brimley Rd. or Midland Ave.;
   (ii) 6.0 metres where the lot line abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and
   (iii) 3.6 metres where the lot line abuts any other street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(1030) **Exception RD 1030**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **side lot line** is 1.2 metres;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(D) The required **parking space** must be located in the **residential building**; and
(E) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(1031) **Exception RD 1031**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a line that abuts a **street** is 3.0 metres;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
(E) The maximum **lot coverage** is 50%;
(F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
(H) The required **parking space** must be located in the **residential building**; and
(I) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(1032) **Exception RD 1032**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres where the **lot line** abuts McCowan Rd., Brimley Rd. or Brimwood Blvd.; and
   (ii) 6.0 metres where the **lot line** abuts any other **street**;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(1033) **Exception RD 1033**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a side lot line that does not abuts a street is 1.0 metres on one side only;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) The maximum lot coverage is 40%;
(D) The required parking space must be located in the residential building; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1034) Exception RD 1034
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line that does not abuts a street is 1.0 metres on one side only;
(C) The maximum lot coverage is 40%;
(D) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(E) The required parking space must be located in the residential building; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1035) Exception RD 1035
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line that does not abuts a street is 1.0 metres on one side only;
(B) The maximum lot coverage is 50%;
(C) The required parking space must be located in a building; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1036) Exception RD 1036
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line that does not abuts a street is 1.0 metres on one side only;
(E) The maximum lot coverage is 50%;
(F) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RD 1037

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line that does not abut a street is 1.0 metres on one side only;
(C) The maximum lot coverage is 50%;
(D) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(E) The required parking space must be located in a building; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 1038

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line that does not abut a street is 1.0 metres on one side only;
(E) The maximum lot coverage is 50%;
(F) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(G) The required parking space must be located in a building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 1039

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a lot line that abuts a street is 3.6 metres;
(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The maximum lot coverage is 40%;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 1040

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 0.9 metres;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.6 metres;

(E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(F) The maximum **lot coverage** is 50%;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

1041 Exception RD 1041

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **side lot line** is 0.9 metres;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.6 metres;

(C) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(D) The maximum **lot coverage** is 50%;

(E) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:

   (i) 3.0 metres; and

   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;

(F) The required **parking space** must be located in the **residential building**; and

(G) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

1042 Exception RD 1042

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.6 metres;

(B) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(C) The maximum **lot coverage** is 50%;

(D) The required **parking space** must be located in the **residential building**; and

(E) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

1043 Exception RD 1043

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.6 metres;

(E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(F) The maximum **lot coverage** is 40%;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1044) Exception RD 1044
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line that does not abut a street is 1.0 metres on one side only;
(E) The maximum lot coverage is 50%;
(F) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(G) The required parking space must be located in a building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1045) Exception RD 1045
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a lot line that abuts a street is 3.6 metres;
(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The maximum lot coverage is 50%;
(G) The required parking space must be located in a building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1046) Exception RD 1046
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres where the lot line abuts White Heather Boulevard or Richmond Park Boulevard; and
   (ii) 6.0 metres where the lot line abuts any other street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).
Prevailing By-laws and Prevailing Sections: (None Apply)

(1047) Exception RD 1047
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(B) The maximum **building setback** from a **lot line** that abuts Middlefield Rd. is 6.0 metres;
(C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
(D) The maximum **lot coverage** is 40%;
(E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
(F) The required **parking space** must be located in a **building**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1048) Exception RD 1048
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
(E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
(F) The required **parking space** must be located in the **residential building**; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1049) Exception RD 1049
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) The maximum **building setback** from a **lot line** that abuts Middlefield Rd. is 6.0 metres;
(E) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
(F) The maximum **lot coverage** is 50%;
(G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
(H) The required **parking space** must be located in a **building**; and
(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1050) Exception RD 1050
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line that does not abuts a street is 1.0 metres on one side only;
(E) The maximum lot coverage is 50%;
(F) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(G) The required parking space must be located in a building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1051) Exception RD 1051
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line that does not abuts a street is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The required parking space must be located in a building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1052) Exception RD 1052
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres where the lot line abuts Huntingwood Dr. or Chartland Blvd. South; and
   (ii) 6.0 metres where the lot line abuts any other street;
(D) The minimum building setback from a side lot line that does not abuts a street is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The required parking space must be located in a building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1053) Exception RD 1053
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 9.0 metres for lots 1, 2, 3 and 4; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line that does not abuts a street is 1.2 metres;
(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The required parking space must be located in a building; and
(G) These lands must comply with exception 900.3.10(1462).

 Prevailing By-laws and Prevailing Sections: (None Apply)

(1054) Exception RD 1054

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 36.0 metres where the lot line abuts Finch Ave. or McCowan Rd.;
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line that does not abuts a street is 1.2 metres;
(C) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.3.10(1462).

 Prevailing By-laws and Prevailing Sections: (None Apply)

(1055) Exception RD 1055

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line that does not abuts a street is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.3.10(1462).

 Prevailing By-laws and Prevailing Sections: (None Apply)

(1056) Exception RD 1056

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line that does not abuts a street is 1.2 metres;
(D) The minimum building setback from a side lot line or rear lot line that abuts Finch Ave. is 25.0 metres, measured from the original centreline of the street;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(F) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(G) The required parking space must be located in a building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1057) Exception RD 1057

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is:

   (i) 7.5 metres where the lot line abuts Huntingwood Dr. or Chartland Blvd. S.; and
   (ii) 6.0 metres in all other cases;

(D) The minimum building setback from a side lot line that does not abuts a street is 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(F) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(G) The required parking space must be located in a building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1058) Exception RD 1058

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a corner lot the minimum lot frontage is 15.0 metres;

(B) The minimum building setback from a lot line that abuts a street is:

   (i) 7.5 metres where the lot line abuts Huntingwood Dr. or Chartland Blvd. S.; and
   (ii) 6.0 metres in all other cases;

(C) The minimum building setback from a side lot line that does not abuts a street is 1.2 metres;

(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(F) The required parking space must be located in the residential building; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1059) Exception RD 1059

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line that does not abuts a street is 1.2 metres;

(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1060) Exception RD 1060
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres where the lot line abuts Finch Ave., Brimley Rd. or Chartland Blvd. South; and
   (ii) 6.0 metres where the lot line abuts any other street;
(D) The minimum building setback from a side lot line that does not abut a street is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1061) Exception RD 1061
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) An addition to the detached house on the site may be permitted if the rear yard setback is at least 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1062) Exception RD 1062
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum front yard setback is 6.0 metres; and
(B) The minimum building setback from the west lot line is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1063) Exception RD 1063
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The site may be used for two residential buildings; one apartment building with a maximum of ten dwelling units and the other a duplex building; and
(B) The minimum front yard setback is 27.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1064) Exception RD 1064
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 18.0 metres if the **lot line** abuts Victoria Park Ave.;
   (ii) 7.5 metres if the **lot line** abuts Chester Le Blvd. and Pharmacy Ave.; and
   (iii) 6.0 metres from any other **street**;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be at least 0.3 metres from a **side lot line**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(1065) Exception RD 1065**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres if the **lot line** abuts Pharmacy Ave. or Warden Ave.; and
   (ii) 6.0 metres from any other **street**;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be at least 0.3 metres from a **side lot line**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(1066) Exception RD 1066**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) A garage must be at least 0.3 metres from a **side lot line**;
(F) The required **parking space** must be located in the **residential building**; and
(G) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(1067) Exception RD 1067**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) The required **parking space** must be located in the **residential building**; and
(F) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections: (None Apply)**

(1068) **Exception RD 1068**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   (i) 3.0 metres if the **lot line** abuts Pinemeadow Blvd. or Collingsbrook Blvd.; and
   (ii) 4.5 metres from any other **street**;
(E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
(F) An attached garage must be at least 0.3 metres from a **side lot line**;
(G) The maximum **lot coverage** is 40%; and
(H) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections: (None Apply)**

(1069) **Exception RD 1069**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 3.0 metres if the **lot depth** is less than 30.5 metres; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **rear lot line** is:
   (i) 7.5 metres if the **lot depth** is more than 30.5 metres; and
   (ii) 6.0 metres in all other cases;
(F) The maximum **building depth** is 18.0 metres if the **lot depth** is more than 30.5 metres;
(G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
(H) An attached garage must be at least 0.3 metres from a **side lot line**;
(I) The maximum **lot coverage** is:
   (i) 45% if the **lot depth** is more than 30.5 metres; and
   (ii) 40% in all other cases; and
(J) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections: (None Apply)**
(1070) **Exception RD 1070**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres if the **lot line** abuts Birchmount Rd., Brookmill Blvd. or LaPeer Blvd.; and
   (ii) 6.0 metres from any other **street**;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be at least 0.3 metres from a **side lot line**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1071) **Exception RD 1071**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side only;
(B) The maximum **lot coverage** is 50%;
(C) The required **parking space** must be located in the **residential building**; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1072) **Exception RD 1072**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is 8.5 metres;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
(E) Nothing may encroach into a required **side yard**;
(F) The maximum **lot coverage** is 50%;
(G) The required **parking space** must be located in a **building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1073) **Exception RD 1073**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side;

(D) Nothing may encroach into a required side yard;

(E) The maximum lot coverage is 40%;

(F) The required parking space must be located in a building; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1074) Exception RD 1074

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side;

(B) Nothing may encroach into a required side yard;

(C) The maximum building depth is 18.0 metres if the lot depth is more than 30.5 metres;

(D) The maximum lot coverage is 50%;

(E) The required parking space must be located in the residential building; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1075) Exception RD 1075

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side;

(B) Nothing may encroach into a required side yard;

(C) The maximum building depth is 18.0 metres if the lot depth is more than 30.5 metres;

(D) The maximum lot coverage is 50%;

(E) The required parking space must be located in the residential building; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1076) Exception RD 1076

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a corner lot the minimum lot frontage is 15.0 metres; 

(B) The minimum building setback from a front lot line is:

(i) 7.5 metres if the lot line abuts Corinthian Boulevard; and

(ii) 6.0 metres in all other cases;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(E) A garage must be at least 0.3 metres from a side lot line;

(F) The required parking space must be located in the residential building; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1077) Exception RD 1077
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required *lot frontage* is that which existed on the date of the enactment of this By-law;
(B) The minimum required *lot area* is that which existed on the date of the enactment of this By-law;
(C) The minimum *building setback* from a *front lot line* is:
   (i) 7.5 metres if the *lot line* abuts Corinthian Boulevard; and
   (ii) 6.0 metres in all other cases;
(D) The minimum *building setback* from a *side lot line* is 1.2 metres;
(E) The maximum *lot coverage* is 40%;
(F) Underground parking *structures* may be located in a required yard if they are set back from a *lot line* that abuts a *street* the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking *structure* and the elevation of grade at the *front lot line*;
(G) The required *parking space* must be located in the *residential building*; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1078) Exception RD 1078
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required *lot frontage* is that which existed on the date of the enactment of this By-law;
(B) The minimum required *lot area* is that which existed on the date of the enactment of this By-law;
(C) The minimum *building setback* from a *front lot line* is:
   (i) 7.5 metres if the *lot line* abuts Corinthian Boulevard; and
   (ii) 6.0 metres in all other cases;
(D) The minimum *building setback* from a *side lot line* is 1.2 metres;
(E) The minimum *building setback* from a *side lot line* that abuts a *street* is 4.5 metres;
(F) A garage must be at least 0.3 metres from a *side lot line*;
(G) The required *parking space* must be located in the *residential building*; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1079) Exception RD 1079
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required *lot frontage* is that which existed on the date of the enactment of this By-law;
(B) The minimum required *lot area* is that which existed on the date of the enactment of this By-law;
(C) The minimum *building setback* from a *side lot line* is 1.2 metres;
(D) The minimum *building setback* from a *side lot line* that abuts a *street* is 4.5 metres;
(E) A garage must be at least 0.3 metres from a *side lot line*;
(F) The required *parking space* must be located in the *residential building*; and
(G) These lands must comply with exception 900.3.10(1462).
(1080) Exception RD 1080
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a corner lot the minimum lot frontage is 15.0 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(D) A garage must be at least 0.3 metres from a side lot line;
(E) The required parking space must be located in the residential building; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1081) Exception RD 1081
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) A garage must be at least 0.3 metres from a side lot line;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1082) Exception RD 1082
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 22.0 metres if the lot line abuts Pharmacy Ave. or Birchmount Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1083) Exception RD 1083
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 30.0 metres if the lot line abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the street; and
(ii) 6.0 metres in all other cases;

(C) The minimum building setback from a side lot line is 0.9 metres;

(D) The minimum building setback from a side lot line that abuts a street is 9.0 metres; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1084) Exception RD 1084

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:

(i) 30.0 metres if the lot line abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the street; and

(ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 1.2 metres;

(C) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:

(i) 3.0 metres; and

(ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line;

(D) The required parking space must be located in the residential building; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1085) Exception RD 1085

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;

(B) A garage must be at least 0.3 metres from a side lot line;

(C) The maximum lot coverage is 40%; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1086) Exception RD 1086

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:

(i) 30.0 metres if the lot line abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the street;

(ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The minimum building setback from a rear lot line is 10.0 metres;

(D) A garage must be at least 0.3 metres from a side lot line;

(E) The maximum lot coverage is 40%; and

(F) These lands must comply with exception 900.3.10(1462).
Prevailing By-laws and Prevailing Sections: (None Apply)

(1087) Exception RD 1087
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;
(D) A garage must be at least 0.3 metres from a **side lot line**;
(E) The maximum **lot coverage** is 40%; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1088) Exception RD 1088
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 30.0 metres if the **lot line** abuts Victoria Park Ave.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1089) Exception RD 1089
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(C) A garage must be at least 0.3 metres from a **side lot line**;
(D) The required **parking space** must be located in the **residential building**;
(E) These lands must comply with exception 900.3.10(1462); and
(F) On the **lot** municipally known as 18 Huntingwood Dr. the **detached house** existing on the date of the enactment of this by-law may remain as sited.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1090) Exception RD 1090
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) A garage must be at least 0.3 metres from a side lot line; 
(E) The required parking space must be located in the residential building; and 
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1091) Exception RD 1091
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law; 
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law; 
(C) The minimum building setback from a front lot line is: 
   (i) 7.5 metres if the lot line abuts Corinthian Boulevard; and 
   (ii) 6.0 metres in all other cases; 
(D) The minimum building setback from a side lot line 1.2 metres; 
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; 
(F) A garage must be at least 0.3 metres from a side lot line; 
(G) The required parking space must be located in the residential building; and 
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1092) Exception RD 1092
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line 1.2 metres; 
(B) The maximum lot coverage is 40%; 
(C) A garage must be at least 0.3 metres from a side lot line; 
(D) The required parking space must be located in the residential building; and 
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1093) Exception RD 1093
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is: 
   (i) 22.0 metres if the lot line abuts Pharmacy Ave. or Birchmount Rd.; and 
   (ii) 6.0 metres in all other cases; 
(B) The minimum building setback from a side lot line is 0.9 metres; 
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and 
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1094) Exception RD 1094
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 30.0 metres if the lot line abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(D) The maximum lot coverage is 40%; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1095) Exception RD 1095
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) The minimum building setback from a front lot line is:
   (i) 7.5 metres if the lot line abuts Pharmacy Ave. or Huntingwood Dr.; and
   (ii) 6.0 metres in all other cases;

(D) The minimum building setback from a side lot line 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(F) A garage must be at least 0.3 metres from a side lot line;

(G) The required parking space must be located in the residential building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1096) Exception RD 1096
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 30.0 metres if the lot line abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the street; and
   (ii) 7.5 metres in all other cases;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1097) Exception RD 1097
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) The minimum building setback from a front lot line is:
(i) 7.5 metres if the lot line abuts Pharmacy Ave. or Huntingwood Dr.; and
(ii) 6.0 metres in all other cases;

(D) The minimum building setback from a side lot line 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be at least 0.3 metres from a side lot line; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1098) Exception RD 1098
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 6.0 metres;
(D) The minimum building setback from a side lot line 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1099) Exception RD 1099
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) A garage must be at least 0.3 metres from a side lot line;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1100) Exception RD 1100
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 30.0 metres if the lot line abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the street;
   (ii) 22.0 metres if the lot line abuts Pharmacy Ave. or Birchmount Rd.; and
   (iii) 7.5 metres in all other cases;
(B) The minimum building setback from a side lot line 0.9 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1101) Exception RD 1101
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 22.0 metres if the lot line abuts Pharmacy Ave. or Birchmount Rd.; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line 0.9 metres;
(C) The required parking space must be located in the residential building; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1102) Exception RD 1102
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 8.0 metres;
(B) The minimum building setback from a side lot line is 1.0 metres;
(C) The required parking space must be located in the residential building; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1103) Exception RD 1103
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 7.5 metres if the lot line abuts Pinemeadow Blvd.;
(D) The minimum building setback from a side lot line 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be at least 0.3 metres from a side lot line;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1104) Exception RD 1104
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) A garage must be at least 0.3 metres from a side lot line;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(1105) **Exception RD 1105**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;  
(B) The minimum **building setback** from a **side lot line** 1.2 metres;  
(C) The minimum **building setback** from a **side lot line** that abuts a street is 4.5 metres;  
(D) A garage must be at least 0.3 metres from a **side lot line**;  
(E) The required **parking space** must be located in the **residential building**; and  
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1106) **Exception RD 1106**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;  
(B) The minimum **building setback** from a **lot line** that abuts a street is:  
   (i) 7.5 metres if the **lot line** abuts Huntingwood Dr.; and  
   (ii) 6.0 metres in all other cases;  
(C) The minimum **building setback** from a **side lot line** 1.2 metres;  
(D) The minimum **building setback** from a **side lot line** that abuts a street is 4.5 metres;  
(E) A garage must be at least 0.3 metres from a **side lot line**;  
(F) The required **parking space** must be located in the **residential building**; and  
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1107) **Exception RD 1107**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 7.5 metres if the **lot line** abuts Pinemeadow Blvd.;  
(B) The minimum **building setback** from a **side lot line** 1.2 metres;  
(C) A garage must be at least 0.3 metres from a **side lot line**;  
(D) The required **parking space** must be located in the **residential building**; and  
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1108) **Exception RD 1108**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;  
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;  
(C) The minimum **building setback** from a **lot line** that abuts a street is:  
   (i) 5.7 metres for the portion of a **main wall** with the entrance to a **parking space**; and
(ii) 6.0 metres for all other parts of the building;

(D) The minimum building setback from a side lot line 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is:
   (i) 3.0 metres if the lot line abuts Pinemeadow Blvd. or Collingsbrook Blvd.; and
   (ii) 4.5 metres in all other cases;

(F) The minimum building setback from a rear lot line is 6.0 metres

(G) A garage must be at least 0.3 metres from a side lot line;

(H) The maximum lot coverage is 45%; and

(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1109) Exception RD 1109
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Collingsbrook Blvd.; and
   (ii) 6.0 metres in all other cases;

(D) The minimum building setback from a side lot line 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(F) A garage must be at least 0.3 metres from a side lot line;

(G) The required parking space must be located in the residential building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1110) Exception RD 1110
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is:
   (i) 5.7 metres for the portion of a main wall with the entrance to a parking space; and
   (ii) 6.0 metres for all other parts of the building;

(D) The minimum building setback from a side lot line 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is:
   (i) 3.0 metres if the lot line abuts Pinemeadow Blvd. or Collingsbrook Blvd.; and
   (ii) 4.5 metres in all other cases;

(F) A garage must be at least 0.3 metres from a side lot line;

(G) The maximum lot coverage is 40%; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1111) Exception RD 1111
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) A garage must be at least 0.3 metres from a side lot line;
(C) The required parking space must be located in the residential building; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1112) Exception RD 1112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 5.7 metres for the portion of a main wall with the entrance to a parking space; and
   (ii) 6.0 metres for all other parts of the building;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) A garage must be at least 0.3 metres from a side lot line; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1113) Exception RD 1113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 5.7 metres for the portion of a main wall with the entrance to a parking space; and
   (ii) 6.0 metres for all other parts of the building;
(D) The minimum building setback from a side lot line is 0.3 metres on one side and 1.0 metres on the other side, if it is also a minimum of 6.0 metres from a building on the adjoining lot;
(E) A garage must be at least 0.3 metres from a side lot line; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1114) Exception RD 1114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 5.7 metres for the portion of a main wall with the entrance to a parking space; and
(ii) 6.0 metres for all other parts of the building;

(D) The minimum building setback from a side lot line is 0.3 metres on one side and 5.0 metres on the other side, if it is also a minimum of 6.0 metres from a building on the adjoining lot;

(E) A garage must be at least 0.3 metres from a side lot line; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1115) Exception RD 1115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is:

(i) 6.0 metres for the portion of a main wall with the entrance to a parking space; and

(ii) 3.0 metres for all other parts of the building;

(D) The setback from a lot line that abuts Finch Ave. is:

(i) a minimum of 3.0 metres; and

(ii) a maximum of 6.0 metres;

(E) The minimum building setback from a side lot line 1.0 metres on one side only;

(F) The maximum lot coverage is 45%;

(G) The required parking space must be located in a building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1116) Exception RD 1116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is:

(i) 7.5 metres if the lot line abuts Huntingwood Dr.; and

(ii) 6.0 metres in all other cases;

(D) The minimum building setback from a side lot line 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(F) A garage must be at least 0.3 metres from a side lot line;

(G) The required parking space must be located in the residential building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1117) Exception RD 1117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a side lot line 1.0 metres;
(C) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;

(D) The maximum **lot coverage** is 50%;

(E) The required **parking space** must be located in the **residential building**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 75, of former City of Scarborough by-law 12466.

(1118) **Exception RD 1118**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(D) The minimum **building setback** from a **side lot line** 1.0 metres;

(E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;

(F) The maximum **lot coverage** is 50%;

(G) The required **parking space** must be located in a **building**; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1119) **Exception RD 1119**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** 1.2 metres;

(B) A garage must be at least 0.3 metres from a **side lot line**;

(C) The required **parking space** must be located in the **residential building**; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1120) **Exception RD 1120**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 9.0 metres if the **lot line** abuts Kennedy Rd. or Finch Ave.; and

   (ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(F) A garage must be at least 0.3 metres from a **side lot line**;

(G) An **ancillary building** or **structure** must be set back a minimum of:

   (i) 0.9 metres from a **rear lot line**;
(ii) 0.6 metres from a side lot line; and
(iii) 3.0 metres from a residential building on the lot; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1121) Exception RD 1121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Huntingwood Dr.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be at least 0.3 metres from a side lot line;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1122) Exception RD 1122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) A garage must be at least 0.3 metres from a side lot line;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1123) Exception RD 1123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 9.0 metres if the lot line abuts Kennedy Rd. or Finch Ave.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(F) A garage must be at least 0.3 metres from a side lot line;
(G) An ancillary building or structure must be set back a minimum of:
   (i) 0.9 metres from a rear lot line;
   (ii) 0.6 metres from a side lot line; and
(iii) 3.0 metres from a **residential building** on the **lot**;

(H) A **parking space** may be located in the **front yard** if it is entirely located within 5.0 metres of the westerly **side lot line**; and

(I) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(1124) **Exception RD 1124**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 3.0 metres if the **lot line** abuts Kennedy Rd.; and

   (ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** 1.0 metres on one side only;

(E) The maximum **lot coverage** is 50%;

(F) The required **parking space** must be located in the **residential building**; and

(G) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(1125) **Exception RD 1125**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 7.5 metres if the **lot line** abuts Kennedy Rd.; and

   (ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** 1.2 metres;

(C) A **parking space** may be located in a yard that abuts Kennedy Rd. or Huntingwood Dr.;

(D) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:

   (i) 3.0 metres; and

   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(E) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(1127) **Exception RD 1127**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is:

   (i) 9.0 metres if it abuts Centennial Rd.; and

   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line is 0.9 metres;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(F) The maximum lot coverage is 50%;

(G) The required parking space must be located in a building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1128) Exception RD 1128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;

(B) The required parking space must be located in the residential building; and

(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1129) Exception RD 1129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;

(B) The minimum building setback from a side lot line that abuts a street is:

   (i) 7.5 metres if it abuts Lawrence Ave.; and
   (ii) 4.5 metres in all other cases;

(C) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(D) The required parking space must be located in the residential building; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1130) Exception RD 1130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is:

   (i) 22.0 metres if the lot line abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;

(D) The minimum building setback from a side lot line is 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(G) The required parking space must be located in the residential building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1131) Exception RD 1131
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;

(B) The minimum building setback from a front lot line is:
   (i) 36.0 metres if the lot line abuts Lawrence Ave., measured from the original centreline of the street;
   (ii) 7.5 metres if the lot line abuts Centennial Rd.; and
   (iii) 6.0 metres in all other cases;

(C) The required parking space must be located in the residential building;

(D) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line;

(E) These lands must comply with exception 900.3.10(1462); and

(F) On lots municipally known as 5316 and 5318 Lawrence Ave. E. the only use permitted is a fire hall.

Prevailing By-laws and Prevailing Sections: (None apply)

(1132) Exception RD 1132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 22.5 metres if the lot line abuts Lawrence Ave., measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 1.2 metres;

(C) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(E) The required parking space must be located in the residential building;

(F) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line;

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None apply)

(1133) Exception RD 1133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 4.5 metres;

(B) The minimum building setback from a rear lot line is 10.5 metres;

(C) The minimum building setback from a lot line that abuts a lot in the ON zone is 10.0 metres;

(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(E) The required parking space must be located in a building; and
These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1134) Exception RD 1134
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 22.0 metres if the lot line abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the street; and
   (ii) 9.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1135) Exception RD 1135
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(D) The minimum building setback from a side lot line is:
   (i) 0.9 metres on one side and 0.3 metres on the other side if the building is fully detached above grade; and
   (ii) 0.9 metres on one side only if the building is attached above grade;
(E) Nothing may encroach into a required side yard setback;
(F) The maximum number of storeys is 2;
(G) The maximum lot coverage is 45%;
(H) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(I) The required parking space must be located in a building; and
(J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1136) Exception RD 1136
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 5.0 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a lot line that abuts a lot in the ON zone is 10.0 metres;
(D) The required parking space must be located in the residential building;
(E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RD 1137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(D) The minimum building setback from a side lot line is:
   (i) 0.9 metres on one side and 0.3 metres on the other side if the building is fully detached above grade; and
   (ii) 0.9 metres on one side only if the building is attached above grade;
(E) Nothing may encroach into a required side yard setback;
(F) The maximum number of storeys is 2;
(G) The maximum lot coverage is 45%;
(H) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
   (i) The required parking space must be located in the residential building; and
   (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 1138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback 25 m from centre line of the original road allowance of Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line;
(B) The minimum building setback from a side lot line is 1.2 m for one- storey dwelling, plus 600 mm for each additional or partial storey;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(D) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street if it is at least 1.5 m from the dwelling units or structures on adjoining lot; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 1139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 22.0 metres if the lot line abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(D) The maximum lot coverage is 37%; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(1140) Exception RD 1140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The required parking space must be located in the residential building; and
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1141) Exception RD 1141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 7.5 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a rear lot line is 13.7 metres; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1142) Exception RD 1142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 22.0 metres if the lot line abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 0.9 metres;
(C) The minimum building setback from a lot line that abuts a street is 4.5 metres; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1143) Exception RD 1143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;
(B) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(C) The required parking space must be located in the residential building; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1144) Exception RD 1144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is:
   (i) 19.0 metres if the **lot line** abuts Colonel Danforth Trail and measured from the original centreline of the **street**; and
   (ii) 17.5 metres in all other cases and measured from the original centreline of the **street**;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres; and

(F) These lands must comply with exception 900.3.10(1462).

*Prevailing By-laws and Prevailing Sections: (None Apply)*

**(1145) Exception RD 1145**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **side lot line** is 0.9 metres;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;

(C) The required **parking space** must be located in the **residential building**;

(D) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
   (i) 3.0 metres; and
   (ii) A distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(E) These lands must comply with exception 900.3.10(1462).

*Prevailing By-laws and Prevailing Sections: (None Apply)*

**(1146) Exception RD 1146**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;

(E) If the vehicle entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.3.10(1462).

*Prevailing By-laws and Prevailing Sections: (None Apply)*

**(1147) Exception RD 1147**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** is:
   (i) 19.0 metres if the **lot line** abuts Colonel Danforth Trail and measured from the original centreline of the **street**; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 0.9 metres; and
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1148) Exception RD 1148
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 19.0 metres if the lot line abuts Colonel Danforth Trail and measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The required parking space must be located in the residential building;

(D) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) A distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1149) Exception RD 1149
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 19.0 metres if the lot line abuts Colonel Danforth Trail and measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 0.9 metres; and

(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1151) Exception RD 1151
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Lawrence Ave.; and
   (ii) 4.5 metres in all other cases;

(E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(F) The required parking space must be located in the residential building;

(G) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
(i) 3.0 metres; and
(ii) A distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1152) **Exception RD 1152**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
    (i) 22.0 metres if the lot line abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the street; and
    (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 1.2 metres;

(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(D) If the vehicle entrance to a garage also faces a street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(E) The maximum lot coverage is 50%;

(F) The required parking space must be located in a building; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1153) **Exception RD 1153**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
    (i) 22.0 metres if the lot line abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the street; and
    (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) If the vehicle entrance to a garage also faces a street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(E) The required parking space must be located in a building; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1154) **Exception RD 1154**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.2 metres;

(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(C) The required parking space must be located in the residential building; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)
(1155) **Exception RD 1155**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 9.0 metres if the **lot line** abuts Centennial Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) The minimum **building setback** from a **rear lot line** is 10.0 metres;
(G) The maximum **lot coverage** is 50%;
(H) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(I) The required **parking space** must be located in a **building**; and
(J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1156) **Exception RD 1156**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 9.0 metres if the **lot line** abuts Lawson Rd. or Centennial Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1157) **Exception RD 1157**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
(E) The maximum **lot coverage** is 50%;
(F) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(G) The required **parking space** must be located in a **building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1158) Exception RD 1158
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 25.0 metres if the lot line abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1159) Exception RD 1159
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is 1.2 metres;
(B) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Meadowvale Rd.; and
   (ii) 4.5 metres in all other cases;
(C) The required parking space must be located in the residential building;
(D) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1160) Exception RD 1160
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The maximum lot coverage is 50%;
(F) The required parking space must be located in a building; and
(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1161) Exception RD 1161
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.2 metres;  
(B) The required **parking space** must be located in the **residential building**; and  
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1162) **Exception RD 1162**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres;  
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;  
(C) The required **parking space** must be located in the **residential building**; and  
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1163) **Exception RD 1163**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:  
   (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and  
   (ii) 6.0 metres in all other cases;  
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and  
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1165) **Exception RD 1165**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;  
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;  
(C) The minimum **building setback** from a **front lot line** is:  
   (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and  
   (ii) 6.0 metres in all other cases;  
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;  
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;  
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;  
(G) The required **parking space** must be located in the **residential building**; and  
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1166) **Exception RD 1166**


The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is:
   (i) 22.0 metres if the lot line abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;

(D) The minimum building setback from a side lot line is 1.2 metres;

(E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(F) The required parking space must be located in the residential building; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1167) Exception RD 1167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(E) The required parking space must be located in the residential building; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1168) Exception RD 1168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is:
   (i) 7.5 metres if the lot line abuts Conference Boulevard; and
   (ii) 6.0 metres in all other cases;

(D) The minimum building setback from a side lot line is 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(G) The required parking space must be located in the residential building; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1169) Exception RD 1169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is:

   (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**;

   (ii) 7.5 metres if the **lot line** abuts Conference Boulevard; and

   (iii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1170) **Exception RD 1170**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

   (i) 7.5 metres if the **lot line** abuts Conference Boulevard; and

   (ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is 1.2 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(E) The required **parking space** must be located in the **residential building**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1171) **Exception RD 1171**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

   (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**;

   (ii) 7.5 metres if the **lot line** abuts Conference Boulevard; and

   (iii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is 1.2 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(E) The required **parking space** must be located in the **residential building**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1172) **Exception RD 1172**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 9.0 metres if the **lot line** abuts Lawson Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1173) **Exception RD 1173**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;
(B) The minimum **building setback** from a **front lot line** is:
   (i) 9.0 metres if the **lot line** abuts Lawson Rd.; and
   (ii) 6.0 metres in all other cases;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(E) The required **parking space** must be located in the **residential building**; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1174) **Exception RD 1174**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 9.0 metres if the **lot line** abuts Lawson Rd.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1175) **Exception RD 1175**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The required parking space must be located in a building; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1176) Exception RD 1176
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
   (B) The minimum lot area is that which existed on the day of the enactment of this By-law;
   (C) The minimum building setback from a front lot line is:
       (i) 25.5 metres if the lot line abuts Port Union Rd., measured from the centreline of the street; and
       (ii) 6.0 metres in all other cases;
   (D) The minimum building setback from a side lot line is 1.2 metres;
   (E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
   (F) The required parking space must be located in the residential building; and
   (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1177) Exception RD 1177
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a side lot line is 0.9 metres;
   (B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
   (C) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
   (D) The required parking space must be located in the residential building; and
   (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1179) Exception RD 1179
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
   (B) The minimum lot area is that which existed on the day of the enactment of this By-law;
   (C) The minimum building setback from a side lot line is 0.9 metres;
   (D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
   (E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
   (F) The required parking space must be located in the residential building; and
   (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1180) Exception RD 1180
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:
   
   (i) 25.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
   
   (ii) 6.0 metres in all other cases;
   
(B) The minimum **building setback** from a **side lot line** is 0.9 metres;
   
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
   
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1181) **Exception RD 1181**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
   
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
   
(C) The minimum **building setback** from a **lot line** is:
   
   (i) 10.0 metres from the north **lot line**;
   
   (ii) 1.0 metres from the east and west **side lot lines**; and
   
   (iii) 15.0 metres from the south **front lot lines**;
   
(D) The required **parking space** must be located in the **residential building**; and
   
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1182) **Exception RD 1182**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
   
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
   
(C) The minimum **building setback** from a **side lot line** is 0.9 metres;
   
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.
   
(E) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
   
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
   
(G) The required **parking space** must be located in the **residential building**; and
   
(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1183) **Exception RD 1183**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
   
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
   
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
   
(D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
(E) Nothing may encroach into a required side yard setback;
(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The maximum lot coverage is 50%;
(H) The maximum gross floor area is:
   (i) 242 square metres if the lot frontage is less than 12.0 metres; and
   (ii) 261 square metres in all other cases;
(I) If the vehicle entrance to a garage also faces a street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(J) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1184) Exception RD 1184
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a lot line that abuts a lot in a Open Space zone category is 3.0 metres;
(E) Nothing may encroach into a required side yard setback;
(F) The maximum height is the lesser of 3 storeys or 10.5 metres;
(G) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(H) The maximum lot coverage is 50%;
(I) The maximum gross floor area is:
   (i) 242 square metres if the lot frontage is less than 12.0 metres; and
   (ii) 261 square metres in all other cases;
(J) If the vehicle entrance to a garage also faces a street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(K) The required parking space must be located in a building; and
(L) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1185) Exception RD 1185
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) Nothing may encroach into a required side yard setback;
(E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The maximum lot coverage is 50%;
(G) The maximum gross floor area is:
   (i) 242 square metres if the lot frontage is less than 12.0 metres; and
   (ii) 261 square metres in all other cases;
(H) If the vehicle entrance to a garage also faces a street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(I) The required parking space must be located in a building; and
(J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1186) Exception RD 1186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 22.0 metres if the lot line abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(D) These lands must comply with exception 900.3.10(1462).

(E) A place of worship use is permitted if:
   (i) the gross floor area of all buildings is not more than 40% of the area of the lot;
   (ii) parking must be provided for the Place of Worship at a rate of 7.7 for each for each 100 square metres of Place of worship use and other uses related to it;
   (iii) a minimum of 1 parking space must be provided for a dwelling unit;
   (iv) a maximum of 3 parking space may be located in a front yard; and
   (v) the place of worship building complies with all other setback and height requirements for a detached house of the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1187) Exception RD 1187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 9.0 metres;

(D) The minimum building setback from a side lot line is 0.9 metres;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1188) Exception RD 1188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;

(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(C) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(D) The required parking space must be located in the residential building; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1189) Exception RD 1189
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a lot in a Open Space zone category is 3.0 metres;
(D) Nothing may encroach into a required side yard setback;
(E) The maximum height is the lesser of 3 storeys or 10.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The maximum lot coverage is 50%;
(H) These lands must comply with exception 900.3.10(1462);
(I) If the vehicle entrance to a garage also faces a street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(J) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1191) Exception RD 1191
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(C) Underground structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1192) Exception RD 1192
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side;
(E) Nothing may encroach into a required side yard setback;
(F) The maximum height is the lesser of 3 storeys or 10.5 metres;
(G) The maximum lot coverage is 50%;
(H) These lands must comply with exception 900.3.10(1462);
(I) If the vehicle entrance to a garage also faces a street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(J) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)
(1193) Exception RD 1193
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
(E) Nothing may encroach into a required **side yard setback**;
(F) The maximum height is the lesser of 3 **storeys** or 10.5 metres;
(G) The maximum **lot coverage** is 50%;
(H) These lands must comply with exception 900.3.10(1462);
(I) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
(J) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1196) Exception RD 1196
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 735-2005(OMB).

(1197) Exception RD 1197
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30189.

(1199) Exception RD 1199
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(1) of the former City of York zoning by-law 1-83 and former City of York by-law 12349.

(1200) Exception RD 1200
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is:

(i) 14.3 metres for 3 Strathearn Rd.; and
(ii) 12.8 metres for 3A Strathearn Rd.;
(B) The maximum gross floor area is:
   (i) 1,111 square metres for 3 Strathearn Rd.; and
   (ii) 568 square metres for 3A Strathearn Rd.;

(C) Regulation 10.5.80.40(2) does not apply to prevent a depressed private garage in a detached house at 3 Strathearn Rd. or 3A Strathearn Rd., if a driveway leading to it has a maximum downward slope of 11%; and

(D) The following regulations do not apply to 3 Strathearn Rd. or 3A Strathearn Rd.:
   (i) 10.20.40.10(2), regarding the height of specified pairs of main walls;
   (ii) 10.20.40.10(4), regarding a detached house with a flat or shallow roof;
   (iii) 10.20.40.20, regarding building length; and
   (iv) 10.20.40.30, regarding building depth.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1201) Exception RD 1201
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 16(37) of the former City of York zoning by-law 1-83.

(1202) Exception RD 1202
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 8 Westover Hill Rd., Section 16(35) of the former City of York zoning by-law 1-83.

(1203) Exception RD 1203
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 6 Westover Hill Rd., Section 16(69) of the former City of York zoning by-law 1-83.

(1204) Exception RD 1204
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 118 Chiltern Hill Rd., Section 16(270) of the former City of York zoning by-law 1-83.

(1205) Exception RD 1205
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 1700 Bathurst St., Section 16(119) of the former City of York zoning by-law 1-83.

(1206) Exception RD 1206
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 14 Connaught Circle, Section 16(171) of the former City of York zoning by-law 1-83.

(1207) Exception RD 1207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 2365-2373 Weston Rd., Section 16(287) of the former City of York zoning by-law 1-83.

(1209) Exception RD 1209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The maximum lot coverage is 50%;
(D) A detached house must have a minimum of 2 storeys;
(E) The second storey must have an gross floor area that is at least 70% of the gross floor area of the first floor;
(F) The minimum gross floor area of a detached house is that which existed on the day of the enactment of this By-law;
(G) The minimum side yard setback is:
   (i) 0.45 metres if the lot frontage is less than 12.0 metres; and
   (ii) 0.75 metres if the lot frontage is 12.0 metres or more; and
(H) In a front yard or a rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1210) Exception RD 1210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the zone, a medical and dental office is permitted if the dwelling unit is the place of residence of the practitioner;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The maximum lot coverage is 50%;
(E) A detached house must have a minimum of 2 storeys;
(F) The second storey must have an gross floor area that is at least 50% of the gross floor area of the first floor;
(G) The minimum gross floor area of a detached house is that which existed on the day of the enactment of this By-law;
(H) The minimum side yard setback is:
   (i) 0.3 metres if the lot frontage is less than 12.0 metres; and
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(ii) 0.45 metres if the lot frontage is 12.0 metres or more;

(I) The maximum number of parking spaces that may be located in a garage is 2; and

(J) In a front yard or a rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1212) Exception RD 1212
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former Borough of East York by-laws 27-80 and 81-86.

(1213) Exception RD 1213
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum building height must not exceed three storeys;

(B) The minimum front yard setback is 3 metres;

(C) The minimum side yard setback is:

(i) 6.0 metres if a side lot line abuts Humberline Drive;

(ii) 3.0 metres for any other side lot line that abuts a street;

(iii) 1.0 metres for a side lot line does not abut a street; and

(iv) despite (iii) The building setback from a side lot line may be reduced to zero on one side only, if a maintenance easement of 1.0 metres is provided on the adjacent lot; and

(D) The minimum rear yard setback is 9.0 metres if the rear lot line abuts either Finch Ave. west or Humberline Drive.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1214) Exception RD 1214
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum front yard setback is 9.0 metres;

(B) The minimum side yard setback is 1.8 metres on each side for a one- storey building, plus 0.6 metres for each additional storey or portion thereof;

(C) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 9.5 metres if 3 storeys is permitted on the lot, otherwise regulation 10.20.40.10(4) applies;

(D) The maximum lot coverage for ancillary buildings is 5%;

(E) The maximum total floor area for ancillary buildings is 100 square metres; and

(F) In addition to the uses permitted in the zone, a place of worship and day nursery is also permitted if:

(i) the gross floor area for a day nursery is not greater than 268 square metres.

(ii) the maximum gross floor area for a Place of Worship and a day nursery is not greater than 2532 square metres; and

(iii) parking space are provided at a minimum rate of one for each 28 square metres of gross floor area.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1215) Exception RD 1215
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the use permitted in the zone, a **place of worship** is also permitted if:

(i) the maximum **gross floor area** does not exceed the **gross floor area** that existed on the day of the enactment of this By-law;

(ii) the maximum **lot coverage** is 57%;

(iii) the maximum **building height** is 14.0 metres;

(iv) the minimum **building setback** from a **lot line** is:

(a) 8.2 metres from the **front lot line**;

(b) 27.0 metres from the **rear lot line**;

(c) 3.0 metres from the north **side lot line**; and

(d) 4.5 metres from the south **side lot line**;

(v) the required **front yard** must be **landscaped**; and

(vi) a minimum of 160 **parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections:

(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(1216) **Exception RD 1216**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum **lot coverage** is 40%; and

(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(1217) **Exception RD 1217**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The portion of a **building** with a **parking space** must be set back from a **side lot line** a minimum of 0.3 metres;

(F) A required **parking space** must be located in the **residential building**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1218) **Exception RD 1218**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 6.0 metres;

(B) The minimum **building setback** from a **side lot line** is:
(i) 3.6 metres, if the side lot line abuts a street; and
(ii) 0.45 metres, in all other cases;

(C) The minimum lot area is the existing lot area that existed on the date of the enactment of this By-law; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1219) Exception RD 1219
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is the lawful lot frontage that existed on the date of the enactment of this By-law;
(B) The minimum lot area is the lawful area of the lot as it existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 6.0 metres;
(D) The minimum building setback from a side lot is:
   (i) 4.5 metres; and
   (ii) 1.2 metres in all other cases;

(E) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(G) A below grade parking structures may be permitted in a front yard if it is set back the greater of:
   (i) a minimum of 3.0 metres; and
   (ii) a minimum distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and

(H) The maximum number of storeys is 2.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1220) Exception RD 1220
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot is a corner lot, the minimum lot frontage is 16.5 metres;
(B) The maximum lot coverage is 40%;
(C) The minimum building setback from a front lot line is 6.0 metres;
(D) The minimum building setback from a side lot is:
   (i) 4.5 metres; and
   (ii) 1.2 metres in all other cases;

(E) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(G) The maximum number of storeys is 2.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1221) Exception RD 1221
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 39, of former City of Scarborough by-law 14402.

(1222) Exception RD 1222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(B) A minimum building setback of 1.0 metre is required from one side lot line only and nothing may encroach into the required side yard;
(C) The maximum lot coverage is 50%;
(D) The required parking space must be located in a building;
(E) The maximum number of storeys is 2; and
(F) The maximum building height is 9.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1223) Exception RD 1223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is the lawful lot frontage that existed on the date of the enactment of this By-law;
(B) The minimum lot area is the lawful area of the lot as it existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 6.0 metres;
(D) The minimum building setback from a side lot line is:
   (i) 4.5 metres if the lot line abuts a street; and
   (ii) 1.2 metres in all other cases;
(E) The part of building with a parking space may be set back from a side lot line a minimum of 0.3 metres if it is also a minimum of 1.5 metres from the building, excluding the part of building with a parking space, on the adjoining lot;
(F) The maximum number of storeys is 2; and
(G) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1224) Exception RD 1224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 6.0 metres;
(B) The minimum building setback from a side lot line is:
   (i) 4.5 metres if the lot line abuts a street; and
   (ii) 1.2 metres in all other cases;
(C) The part of building with a parking space may be set back from a side lot line a minimum of 0.3 metres if it is also a minimum of 1.5 metres from the building, excluding the part of building with a parking space, on the adjoining lot;
(D) The maximum number of storeys is 2; and
(E) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;

(B) The minimum **lot area** is the **lawful area** of the **lot** as it existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(D) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;

(E) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.0 metres;

(F) The maximum **lot coverage** is 50%;

(G) The maximum number of **storeys** is 2; and

(H) The minimum **building setback** for a below grade parking **structures** is a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1226) **Exception RD 1226**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;

(B) The maximum number of **storeys** is 2;

(C) Nothing may encroach into a required **side yard**; and

(D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1227) **Exception RD 1227**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;

(B) The maximum number of **storeys** is 2;

(C) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;

(D) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.0 metres;

(D) The required **parking space** must be located in a **building**;

(F) The maximum **lot coverage** is 50%; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(1228) **Exception RD 1228**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave., McCowan Rd., Brimley Rd. and Bellamy Rd. is 22.0 metres measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** is:

   (i) 5.7 metres if the **lot line** abuts a **street**; and

   (ii) 1.2 metres in all other cases;
(C) The maximum number of storeys is 2; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1229) Exception RD 1229
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 22.0 metres, measured from the original centre line of the street, if the lot line abuts Conlins Rd., Morrish Rd., Meadowvale Rd. or Military Trail; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is:
   (i) 4.5 metres, if the side lot line abuts a street; and
   (ii) 0.9 metres, in all other cases;
(C) The maximum number of storeys is 2; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1230) Exception RD 1230
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 6.0 metres;
(B) The minimum building setback from a side lot line is:
   (i) 4.5 metres if the lot line abuts a street; and
   (ii) 0.9 metres in all other cases; and
(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1231) Exception RD 1231
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 22 metres, measured from the original centreline of the street, if the lot line abuts Livingston Rd., Guildwood Parkway, Morningside Ave., and Galloway Rd.; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is:
   (i) 5.7 metres if the lot line abuts a street; and
   (ii) 1.2 metres in all other cases;
(C) no building or structure may be located within 76.0 metres of the top edge of the Scarborough Bluffs or 137.0 metres, measured horizontally, from the water's edge of Lake Ontario, whichever is the lesser; and
(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1232) Exception RD 1232
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is the lawful lot frontage that existed on the date of the enactment of this By-law;
(B) The minimum lot area is the lawful area of the lot as it existed on the date of the enactment of this By-law;
(C) For a lot created after the date of the enactment of this By-law, the minimum lot frontage is:
   (i) 13.0 metres; and
   (ii) 15.0 metres if it is a corner lot;
(D) For a lot created after the date of the enactment of this By-law, the minimum lot area 464 square metres;
(E) The minimum building setback from a side lot line is:
   (i) 4.5 metres if the lot line abuts a street; and
   (ii) 1.2 metres in all other cases; and
(F) The portion of a building with a parking space may be a minimum of 0.3 metres from a side lot line if it is also 1.5 metres from a building on the adjoining lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1233) Exception RD 1233
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 22 metres, measured from the original centreline of the street, if the lot line abuts Brimley Rd., Danforth Rd., McCowan Rd. or Midland Ave.; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is:
   (i) 4.5 metres if the lot line abuts a street; and
   (ii) 1.2 metres in all other cases; and
(C) The maximum lot coverage is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1234) Exception RD 1234
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 22.0 metres, measured from the original centreline of the street, if the lot line abuts Brimley Rd., Danforth Rd., McCowan Rd. and Midland Ave.; and
   (ii) 6.0 metres in all other cases; and
(B) The minimum building setback from a side lot line is:
   (i) 3.6 metres if the lot line abuts a street; and
   (ii) 0.9 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1237) Exception RD 1237
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a front lot line is 22.0 metres, measured from the original centreline of Birchmount Rd., St. Clair Ave., Danforth Rd. and Kennedy Rd.;

(B) The minimum building setback from a lot line is:
   (i) 2.6 metres if it is the north lot line; and
   (ii) 0.3 metres if it is the south lot line; and

(C) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 1238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On lands being part of Lot 31, Concession "B", one detached house may be erected on a parcel of land if it has a minimum frontage of 11.5 metres on a public street and a minimum area of 464 square metres;

(B) The minimum building setback from a lot line that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22.0 metres, measured from the original centreline of the street; and

(C) The minimum building setback from a side lot line is:
   (i) 4.5 metres from a lot line that abuts a street;
   (ii) 2.4 metres if a driveway is located between the side lot line and the building; and
   (iii) 0.9 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 1239

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 22.0 metres, measured from the original centreline of the street, if the lot line abuts Bellamy Rd., Danforth Rd., Brimley Rd., McCowan Rd. and Midland Ave.; and
   (ii) 6.0 metres, in all other cases;

(B) The minimum building setback from a side lot line is:
   (i) 3.6 metres if the lot line abuts a street; and
   (ii) 1.2 metres in all other cases; and

(C) The portion of a building with a required parking space may be located a minimum of 0.3 metres from a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 1240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 16.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line is 0.45 metres; and

(C) The maximum lot coverage is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RD 1241
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage may be the lesser of 12.0 metres or the lot frontage shown on a registered plan;
(B) The minimum lot area may be the lesser of 400 square metres or the lot area shown on a registered plan;
(C) The minimum building setback from a front lot line is:
   (i) 22.0 metres, measured from the original centreline of the street, if the lot line abuts Pharmacy Rd.; and
   (ii) 6.0 metres in all other cases; and
(D) The minimum building setback from a side lot line is:
   (i) 2.2 metres if the lot line abuts a street; and
   (ii) 0.9 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1242) Exception RD 1242
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is the lawful lot frontage that existed on the date of the enactment of this By-law;
(B) The minimum lot area is the lawful area of the lot as it existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 7.5 metres if the lot line abuts Huntingwood Dr.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line is:
   (i) 4.5 metres if the lot line abuts a street;
   (ii) 27.0 metres, measured from the original centreline of the street, if the side lot line abuts Victoria Park Ave., Sheppard Ave. and Warden Ave.; and
   (iii) 1.2 metres in all other cases; and
(E) On reversed lots, the rear 1.5 metres must be used for landscaping purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1243) Exception RD 1243
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is the lawful lot frontage that existed on the date of the enactment of this By-law;
(B) The minimum lot area is the lawful area of the lot as it existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line is:
   (i) 4.5 metres if the lot line abuts a street; and
   (ii) 1.2 metres in all other cases;
(D) The required parking space must be located in the residential building;
(E) The portion of the main building with the required parking space may be located a minimum of 0.3 metres from a side lot line; and
(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1244) Exception RD 1244
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
(B) The minimum **lot area** is the **lawful area** of the **lot** as it existed on the date of the enactment of this By-law;
(C) The minimum **building setback** from a **side lot line** is:
   (i) 4.5 metres if the **lot line** abuts a **street**; and
   (ii) 1.2 metres in all other cases;
(D) The required **parking space** must be located in the **residential building**;
(E) The portion of the main **building** with the required **parking space** may be located a minimum of 0.3 metres from a **side lot line**;
(F) On reversed **lots**, the rear 1.5 metres must be used for **landscaping** purposes;
(G) These lands must comply with exception 900.3.10(1462); and
(H) On the lands municipally known as 1 Glendower Circuit, a maximum of 25% of the floor area of the **building** may be used for a medical office.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1245) **Exception RD 1245**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a **lot** is a **corner lot** the minimum **lot frontage** is 15.0 metres;
(B) The minimum **building setback** from a **front lot line** is:
   (i) 30.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave.;
   (ii) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave.,
        Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd.; and
   (ii) 6.0 metres on all other cases;
(C) The minimum **building setback** from a **side lot line** is:
   (i) 3.6 metres if the **lot line** abuts a **street**; and
   (ii) 0.9 metres in all other cases; and
(D) The portion of a **building** with a **parking space** may be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1246) **Exception RD 1246**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is:
   (i) 18.0 metres if the **lot depth** is 45.7 metres or greater; and
   (ii) 24.0 metres if the **lot depth** is less than 45.7 metres;
(B) The minimum **lot depth** is 39.6 metres; and
(C) The minimum **building setback** from a **side lot line** is a distance equal to 10% of the **lot frontage**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1247) **Exception RD 1247**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 380, 382, 384, 386 Rosewell Ave. and part of 1451 Avenue Rd. in 1988, Section 12(1) 8 of former City of Toronto By-law 438-86;
(B) Section 12(2) 66 of former City of Toronto By-law 438-86; and
(C) On 50 Poplar Plains Rd. former City of Toronto By-law 220-92 as amended, [OMB R 920247]. [By-law: 0559-2014 (OMB PL130592)]

(1249) Exception RD 1249
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1257) Exception RD 1257
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a dwelling unit in a duplex or in a detached house that is converted to allow two dwelling units, are permitted; [TO: 438-86; 12 (1) 243(a)]

(B) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)
(1274) Exception RD 1274
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:
(A) On the lands municipally known as 380, 382, 384, 386 Rosewell Ave. and part of 1451 Avenue Rd. in 1988, Section 12(1) 8 of former City of Toronto By-law 438-86.

(1275) Exception RD 1275
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A detached house may be converted to allow for up to two dwelling units if:
   (i) the original building has a interior floor area of at least 370 square metres;
   (ii) the average interior floor area of the secondary suite is at least 110 square metres;
   (iii) the original building is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
   (iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house is not materially altered;

(B) A residential building that existed on the lot as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978; [TO: 438-86; 12(1) 85];

(C) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(D) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(E) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 66 of former City of Toronto By-law 438-86.

(1281) Exception RD 1281
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]
(B) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(E) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1282) Exception RD 1282
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the maximum interior floor area used for an amusement arcade, recreation use, eating establishment, or any combination of these uses is 400 square metres; and [TO: 438-86; 12(2) 199]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1285) Exception RD 1285
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 257 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1286) Exception RD 1286
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(1288) Exception RD 1288
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands on the west side of Southwood Drive, up to 132.6 metres north of Glen Ames, one detached house, one semi-detached house or one townhouse is permitted; [TO: 438-86; 12 (2) 5(i)]

(B) On the lands on the west side of Southwood Drive, within 92.5 from the intersection with Glen Stewart Crescent no more than 8 residential buildings may be erected; and [TO: 438-86; 12 (2) 5(ii)];

(C) Despite regulation 10.5.40.60 (1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1299) Exception RD 1299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1981-360.

(1300) Exception RD 1300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

(i) 6.0 metres from any other front lot line; and

(ii) 5.7 metres from any side lot line that abuts a street;

(B) The minimum building setback from a side lot line that does not abuts a street is 0.9 metres; and

(C) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1301) Exception RD 1301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 9.0 metres in all other cases;

(B) The minimum building setback from a side lot line that does not abuts a street is 1.2 metres;

(C) The maximum building height is the lesser of 4 storeys and 14.5 metres;

(D) The required parking space must be located in the residential building;

(E) The portion of a building with a parking space (garage or carport) may be set back a minimum of 0.3 metres from a side lot line; and

(F) A below grade parking structure must be set back from a lot line a minimum distance that is the greater of 3.0 metres and the distance between the elevation of the lowest floor of the structure and the elevation of the ground at the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1302) Exception RD 1302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) If a lot is a corner lot the minimum lot frontage is 13.0 metres;
(B) The minimum building setback from a front lot line is:
   (i) 22.0 metres, measured from the original centreline of the street, if the lot line abuts Lawrence Ave.,
       Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd.; and
   (ii) 6.0 metres on all other cases;
(C) The minimum building setback from a side lot line is:
   (i) 5.7 metres if the lot line abuts a street; and
   (ii) 1.2 metres in all other cases;
(D) The portion of a building with a parking space may be located a minimum of 0.3 metres from a side lot line;
    and
(E) A minimum 1.5 metres wide landscaping strip must be provided along the entire rear of a reversed lot and it
    must be used for landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1307) Exception RD 1307
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws
and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor
    of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3)
    Part II, 8. K.]

 Prevailing By-laws and Prevailing Sections:
 (A) Section 12(2) 66 of former City of Toronto By-law 438-86; and
 (B) Section 12(2) 323 of former City of Toronto By-law 438-86.

(1317) Exception RD 1317
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws
and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, a dwelling unit in a duplex or in a detached house that is converted to allow two dwelling
    units, are permitted; [TO: 438-86; 12 (1) 243(a)]
(B) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October
    15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
    (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
    (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing
    building;
    (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the
         existing side main wall of the building and the side lot line; and
    (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor
    of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3)
    PART II 8. K.]
(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential
    building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
(E) On the lands municipally known as 2 Nursewood Rd. in 1985, a dwelling unit in an apartment building is
    permitted. [TO: 438-86; 12 (1) 243(b)]

 Prevailing By-laws and Prevailing Sections: (None Apply)

(1319) Exception RD 1319
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 metres; and

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1321) Exception RD 1321

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;

(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;

(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and

(iv) any prior addition is at least 5 years old; and [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1322) Exception RD 1322

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;

(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;

(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and

(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback, and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 242 of former City of Toronto By-law 438-86.

(1323) Exception RD 1323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) On the lands municipally known as 529, 531, and 557 Spadina Rd. in 1972, a **duplex** is a permitted **building** type; [TO: 438-86; 12 (1) 318]

(B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]

(C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1324) **Exception RD 1324**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 44 and 62 Elmsthorpe Avenue in 1972, a **duplex** is a permitted **building** type; [TO: 438-86; 12 (1) 318]

(B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]

(C) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
   (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
   (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(D) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(E) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1325) **Exception RD 1325**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320];

(B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1326) **Exception RD 1326**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]

(B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
   
   (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
   
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
   
   (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
   
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the first floor of the **building** above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(D) If a **lot** has a lot frontage of 7.6 metres or less, a **vehicle** entrance through the front wall of a residential **building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 65 Marlee Avenue in 1978, Section 12(1) 321 of former City of Toronto By-law 438-86.

(1328) Exception RD 1328

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]

   (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the first floor of the **building** above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 350 Russell Hill Rd. in 1998, Section 12(1) 446 of former City of Toronto By-law 438-86.

(1329) Exception RD 1329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]

   (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:

      (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;

      (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;

      (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and

      (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1332) Exception RD 1332
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]

(B) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1334) Exception RD 1334
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]

(B) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) On 645 Castlefield Ave. and 668 Roselawn Ave., former City of Toronto by-law 282-87.
(1335) Exception RD 1335

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]

(B) On the lands, an office of a physician or dentist is permitted, subject to the conditions that:
   (i) it is located in the basement or on the first floor of a detached dwelling which such physician or dentist uses as their private residence; and
   (ii) the principal entrance is from Bathurst St; [TO: 438-86; 12(2) 274]

(C) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(D) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(E) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1336) Exception RD 1336

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 298 Lonsdale Rd., a private school is permitted; [TO: 438-86; 12 (1) 317]

(B) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]

(C) On the lands, the minimum lot area is 900 square metres; and [TO: 438-86; 12 (2) 59]

(D) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1338) Exception RD 1338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 332 of former City of Toronto By-law 438-86.

(1345) Exception RD 1345
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1351) Exception RD 1351
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) Part II, 8. K.]

(C) Required parking spaces for a dwelling unit must be located within a building or structure; [TO: 438-86; 12(2) 210 (ii)]

(D) If the lot has a permitted maximum floor space index of 0.6, and has a detached house, erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; and [TO: 438-86; 6(3) Part VI 1]

(E) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 319 of former City of Toronto By-law 438-86.

(1353) Exception RD 1353
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**; and [TO: 438-86; 12(2) 210 (ii)]

(B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

**Prevailing By-laws and Prevailing Sections:**

(A) On or between the odd numbered addresses of 687-689 Bloor St. E., 711 Bloor St. E., the odd numbered addresses of 5-73 CASTLE FRANK CRES, the even numbered addresses of 6-70 CASTLE FRANK CRES, former City of Toronto by-law 21381;

(1366) **Exception RD 1366**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) City of Toronto by-law 530-2010.

(1380) **Exception RD 1380**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The maximum **lot coverage** is 50%;

(B) The minimum **side yard setback** is 1.0 metre on one side only;

(C) The required **parking space** must be located in a **building**;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is:

(i) 6.0 metres to that portion of the **main wall** with a **vehicle** entrance to a **parking space**; and

(ii) 3.0 metres in all other cases; and

(E) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(1381) **Exception RD 1381**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(B) The minimum **building setback** from a **side lot line** is:

(i) 3.0 metres from the north **side lot line**; and

(ii) 1.0 metres from the south **lot line**;

(C) Despite regulations to the contrary, Chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies must not encroach into a required **side yard**;

(D) The required **parking space** must be located in a **building**; and

(E) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(1382) **Exception RD 1382**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum **building setback** from a *lot line* that abuts a *street* is 6.0 metres;
(B) The minimum **side yard setback** is 1.0 metre on one side only;
(C) Despite regulations to the contrary, Chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies must not encroach into a required **side yard**;
(D) The minimum **building setback** from a *side lot line* that abuts a *street* is:
   (i) 6.0 metres to that portion of the **main wall** with a **vehicle** entrance to a **parking space**; and
   (ii) 3.0 metres in all other cases;
(E) The required **parking space** must be located in a **building**; and
(F) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections**: (None Apply)

(1383) **Exception RD 1383**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the date of enactment of this By-law or 13.0 metres;
(B) The minimum **lot area** is that which existed on the date of enactment of this By-law or 464 square metres;
(C) The minimum **building setback** from a *front lot line* is 6.0 metres;
(D) The minimum **building setback** from a *side lot line* is:
   (i) 5.7 metres if the *side lot line* abuts a *street*; and
   (ii) 1.2 metres in all other cases;
(E) The portion of a **building** with a **parking space** must be set back a minimum of 0.3 metres from a *side lot line*;
(F) On a reversed *lot*, a minimum 1.5 metre wide **soft landscaping** strip must be provided along the entire length of the *lot line*; and
(G) The maximum **building** height is 9.0 metres.

**Prevailing By-laws and Prevailing Sections**: (None Apply)

(1384) **Exception RD 1384**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the date of enactment of this By-law;
(B) The minimum **lot area** is that which existed on the date of enactment of this By-law;
(C) The minimum **building setback** from a *front lot line* is 6.0 metres;
(D) The minimum **building setback** from a *side lot line* is: 1.2 metres;
(E) The portion of a **building** with a **parking space** must be set back a minimum of 0.3 metres from a *side lot line*; and
(F) The maximum **building** height is 9.0 metres.

**Prevailing By-laws and Prevailing Sections**: (None Apply)

(1385) **Exception RD 1385**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a *side lot line* is 0.9 metres;
(B) The maximum height of a **building** is 9.0 metres;
(C) A **building** may not contain more that two **storeys**;
(D) The maximum **lot coverage** is 40%;
(E) The portion of a **building** with a **parking space** must be at least 0.3 metres from a **side lot line**; and

(F) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** *(None Apply)*

**Exception RD 1386**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** is:

(i) 22.0 metres, measured from the original centre line of the **street**, if the **front lot line** abuts Midland Ave. and Brimley Rd.; and

(ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is:

(i) 5.7 metres if the **side lot line** abuts a **street**; and

(ii) 1.2 metres in all other cases;

(C) The portion of a **building** with a **parking space** may be located a minimum of 0.3 metres from a **side lot line**;

(D) The maximum **building** height is 9.0 metres;

(E) The maximum number of **storeys** is 2; and

(F) These lands must comply with exception 900.3.10(1462).

**Prevailing By-laws and Prevailing Sections:** *(None Apply)*

**Exception RD 1387**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and zero on the other;

(D) The maximum **building** height is 10.0 metres; and

(E) The required **parking space** must be located in the **residential building**.

**Prevailing By-laws and Prevailing Sections:** *(None Apply)*

**Exception RD 1388**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) If a **lot** has a **detached house** the following regulations apply:

(i) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(ii) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

(iii) the maximum **lot coverage** is 50%;

(iv) the required **parking space** must be located in a **building**;

(v) The minimum **building setback** from a **side lot line** is:

   (a) 1.0 metre, if the **lot** fronts on Ellesmere Rd.; and

   (b) 1.0 metres on one side only in all other cases;

(vi) chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies must not project into any required **side yard**; and

(vii) only a **dwelling unit** and uses **ancillary** to a **dwelling unit** are permitted; and
(B) A library is permitted if:

(i) the gross floor area of all buildings is not be greater than 35% of the lot area;
(ii) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(iii) parking spaces are provided at a minimum rate of 3 for 100 square metres; and
(iv) there are no dwelling units.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1389) Exception RD 1389

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) On the odd numbered addresses of 29-47 HILLCREST DR and the odd numbered addresses of 51-55 HILLCREST DR, Section 12(2) 241 former City of Toronto of By-law 438-86.

(1392) Exception RD 1392

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 3 of former City of Toronto By-law 438-86.

(1393) Exception RD 1393

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the minimum lot area is 900 square metres; and [TO: 438-86; 12 (2) 59]
(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 2 of former City of Toronto By-law 438-86;
(B) Section 12(1) 26 of former City of Toronto By-law 438-86; and
(C) Section 12(1) 45 of former City of Toronto By-law 438-86.

(1394) Exception RD 1394

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a semi-detached house or a duplex existed on a lot on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same residential building type if:

(i) the building complies with the regulations for a detached house in the RD zone; and
(ii) the building is on the same lot that existed on October 15, 1980;  
[TO: 43886; 12(1) 229]

(B) A detached house, or a dwelling unit in a semi-detached house permitted in compliance with (A) above, may contain more than one secondary suite if:

(i) the original building had existed on the lot on October 15, 1960;
(ii) the average interior floor area of the dwelling unit and the secondary suites combined is at least 110 square metres;
(iii) the interior floor area of each individual dwelling unit and secondary suite is at least 55 square metres; and
(iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house or semi-detached house is not materially altered;  
[TO: 43886; 12(1) 230]

(C) A detached house may be vertically divided to become a semi-detached house if:

(i) the original building is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
(ii) any addition for this alteration creating a semi-detached house:

(a) is not located at the front or sides of the building, and
(b) complies with the building requirements for a detached house in the RD zone; [TO: 438-86; 12(1) 231(a)]

(D) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(E) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.] 

(F) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(G) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(H) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 10 of former City of Toronto By-law 438-86; and
(B) On the lands municipally known as 8 May St. in 1954, Section 12(1) 13 of former City of Toronto By-law 438-86.

(1395) Exception RD 1395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 48 of former City of Toronto By-law 438-86;
(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(1397) Exception RD 1397
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(D) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86;
(B) Section 12(2) 325 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 326 of former City of Toronto By-law 438-86.

(1398) Exception RD 1398
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) If a semi-detached house or a duplex existed on a lot on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same residential building type if:
   (i) the building complies with the regulations for a detached house in the RD zone; and
   (ii) the building is on the same lot that existed on October 15, 1980; [TO: 438-86; 12(1) 229];

(B) A detached house, or a dwelling unit in a semi-detached house permitted in compliance with (A) above, may contain more than one secondary suite if:
   (i) the original building had existed on the lot on October 15, 1960;
(ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;

(iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and

(iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered; [TO: 438-86; 12(1) 230]

(C) A **detached house** may be vertically divided to become a **semi-detached house** if:

(i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and

(ii) any addition for this alteration creating a **semi-detached house**:

   (a) is not located at the front or sides of the **building**; and

   (b) complies with the **building** requirements for a **detached house** in the RD zone; [TO: 438-86; 12(1) 231(a)];

(D) Any addition or extension above the first storey of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]

(E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:

   (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;

   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;

   (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and

   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(F) Despite regulation 10.5-40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(H) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 10 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 319 of former City of Toronto By-law 438-86.

(1399) **Exception RD 1399**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:

   (i) the **building** complies with the regulations for a **detached house** in the RD zone; and

   (ii) the **building** is on the same **lot** that existed on October 15, 1980; [TO: 438-86; 12(1) 229]

(B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:

   (i) the original **building** had existed on the **lot** on October 15, 1960;

   (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;

   (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
(iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house or semi-detached house is not materially altered; [TO: 438-86; 12(1) 230]

(C) A detached house may be vertically divided to become a semi-detached house if:

(i) the original building is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and

(ii) any addition for this alteration creating a semi-detached house:

(a) is not located at the front or sides of the building, and

(b) complies with the building requirements for a detached house in the RD zone; [TO: 438-86; 12(1) 231(a)]

(D) In addition to the uses permitted by the zone, a racquet club is also permitted;

(E) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(F) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]

(G) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 10 of former City of Toronto By-law 438-86.

(1401) Exception RD 1401

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;

(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;

(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and

(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(1402) Exception RD 1402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On the odd numbered addresses of 33-35 CHAPLIN CRES, former City of Toronto by-law 75-80.

(1403) Exception RD 1403
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:
(A) On 20 Budgell Ter., former City of Toronto by-law 213-75; and
(B) On the odd numbered addresses of 23-53 Budgell Ter., former City of Toronto by-law 865-87.

(1404) Exception RD 1404
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:
(A) On the odd numbered addresses of 199-205 Heath St. W., the even numbered addresses of 202-208 Heath St. W., the even numbered addresses of 210-212 Heath St. W., former City of Toronto by-law 551-78; and
(B) On or between the even numbered addresses of 4-46 Montclair Ave., the odd numbered addresses of 5-17 Montclair Ave., former City of Toronto by-law 223-79.

(1406) Exception RD 1406
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(1407) Exception RD 1407

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(1409) Exception RD 1409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) On 140 Rosewell Ave., former City of Toronto by-law 521-78.

(1410) Exception RD 1410

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(1411) Exception RD 1411
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) PART II 8. K.]

Prevailing By-laws and Prevailing Sections:
(A) On 65 Chatsworth Dr., former City of Toronto by-law 521-85.

(1413) Exception RD 1413
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) PART II 8. K.]

Prevailing By-laws and Prevailing Sections:
(A) On the odd numbered addresses of 775-843 Duplex Ave., the even numbered addresses of 770-844 Duplex Ave., former City of Toronto by-law 463-78

(1415) Exception RD 1415
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) If a semi-detached house or a duplex existed on a lot on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same residential building type if:
   (i) the building complies with the regulations for a detached house in the RD zone; and
   (ii) the building is on the same lot that existed on October 15, 1980; [TO: 438-86; 12(1) 229]

(B) A detached house, or a dwelling unit in a semi-detached house permitted in compliance with (A) above, may contain more than one secondary suite if:
   (i) the original building had existed on the lot on October 15, 1960;
   (ii) the average interior floor area of the dwelling unit and the secondary suites combined is at least 110 square metres;
(iii) the interior floor area of each individual dwelling unit and secondary suite is at least 55 square metres; and
(iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house or semi-detached house is not materially altered; [TO: 438-86; 12(1) 230]

(C) A detached house may be vertically divided to become a semi-detached house if:

(i) the original building is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
(ii) any addition for this alteration creating a semi-detached house:
   (a) is not located at the front or sides of the building, and
   (b) complies with the building requirements for a detached house in the RD zone; [TO: 438-86; 12(1) 231(a)]

(D) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(E) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(F) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(G) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(H) Required parking spaces for a dwelling unit must be located within a building or structure, [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 10 of former City of Toronto By-law 438-86; and
(B) On the lands municipally known as 130 Rosedale Valley Rd. in 1984, Section 12(1) 14 of former City of Toronto By-law 438-86.

(1416) Exception RD 1416
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; and [TO: 438-86; 12 (1) 320]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback, [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 120 Dunvegan Rd. in 1978, Section 12(1) 322 of former City of Toronto By-law 438-86; and
(B) On 122 Dunvegan Rd., former City of Toronto by-law 564-80.

(1417) Exception RD 1417
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; and [TO: 438-86; 12 (1) 320]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 200 Lonsdale Rd. in 2002, Section 12(1) 454 of former City of Toronto By-law 438-86; and

(B) On 200 LONSDALE RD, former City of Toronto by-laws 107-70, 246-71 and 247-71.

(1418) Exception RD 1418

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) On 18 OLD FOREST HILL RD, former City of Toronto by-laws 110-78 and 554-78.

(1419) Exception RD 1419

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]

(B) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;

(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;

(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and

(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) On the even numbered addresses of 320-322 CHAPLIN CRES, former City of Toronto by-law 553-78;
(B) On or between the odd numbered addresses of 1061-1065 Spadina Rd., former City of Toronto by-law 270-78; and
(C) On the odd numbered addresses of 1069-1071 Spadina Rd., former City of Toronto by-law 601-78.

(1420) Exception RD 1420
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]
(B) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
(C) On 510 St. Clements Ave., former City of Toronto by-law 581-78.

(1421) Exception RD 1421
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new building does not exceed the height of the building being replaced; [TO: 438-86; 12 (1) 320]
(B) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:
(A) On 600 LONSDALE RD, former City of Toronto by-law 540-78.

(1422) **Exception RD 1422**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) PART II 8. K.]

**Prevailing By-laws and Prevailing Sections:**

(A) On 1 PEREGRINE WAY, former City of Toronto by-law 561-92.

(1423) **Exception RD 1423**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) PART II 8. K.]

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 328 of former City of Toronto By-law 438-86; and
(B) On 225 ELLIS AVE, City of Toronto by-law 970-00.

(1424) **Exception RD 1424**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A **detached house** may be converted to allow for up to two **dwelling units** if:

(i) the original **building** has a **interior floor area** of at least 370 square metres;
(ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
(iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
(iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered;

(B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978; [TO: 438-86; 12(1) 85];

(C) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:

(i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
(iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(D) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
(E) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2)66 of former City of Toronto by-law 438-86;
(B) Section 12(2) 323 of former City of Toronto By-law 438-86; and
(C) On 216 Balmoral Ave., former City of Toronto by-law 41-80.

(1425) Exception RD 1425

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A detached house may be converted to allow for up to two dwelling units if:

(i) the original building has a interior floor area of at least 370 square metres;
(ii) the average interior floor area of the secondary suite is at least 110 square metres;
(iii) the original building is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
(iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house is not materially altered;

(B) A residential building that existed on the lot as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978; [TO: 438-86; 12(1) 85];

(C) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;

(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(E) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(F) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 2 of former City of Toronto By-law 438-86;
(B) Section 12(1) 26 of former City of Toronto By-law 438-86;
(C) Section 12(1) 45 of former City of Toronto By-law 438-86; and
(D) On 260 RUSSELL HILL RD, former City of Toronto by-laws 22944 and 97-0117.

(1426) Exception RD 1426

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and

(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 2 of former City of Toronto By-law 438-86;

(B) Section 12(1) 26 of former City of Toronto By-law 438-86;

(C) Section 12(1) 45 of former City of Toronto By-law 438-86;

(D) Section 12(2) 323 of former City of Toronto By-law 438-86; and


(1427) Exception RD 1427

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86.

(1428) Exception RD 1428

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted;

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) Part II, 8. K.]

(C) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86; and

(B) On 8 SNOWDON AVE, Section 12(2) 108 former City of Toronto By-law 438-86.

(1429) Exception RD 1429

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]
(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(1430) Exception RD 1430

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 326 of former City of Toronto By-law 438-86.

(1431) Exception RD 1431

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(1432) Exception RD 1432

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193]
(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86;

(C) On 93 DAWLISH AVE, former City of Toronto by-law 585-86;

(D) On 73 GLENGOWAN RD, former City of Toronto by-law 533-80; and

(E) On 5 WEYBOURNE CRES, former City of Toronto by-law 563-80.

(1433) Exception RD 1433

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; and [TO: 438-86; 12 (2) 193];

(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and

(C) On the odd numbered addresses of 279-285 BLYTHWOOD RD, former City of Toronto by-laws 598-78, 728-78 and 326-80.

(1434) Exception RD 1434

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(B) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;

(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;

(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and

(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(D) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(1435) Exception RD 1435

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) If a semi-detached house or a duplex existed on a lot on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same residential building type if:
   (i) the building complies with the regulations for a detached house in the RD zone; and
   (ii) the building is on the same lot that existed on October 15, 1980; [TO: 438-86; 12(1) 229]

(B) A detached house, or a dwelling unit in a semi-detached house permitted in compliance with (A) above, may contain more than one secondary suite if:
   (i) the original building had existed on the lot on October 15, 1960;
   (ii) the average interior floor area of the dwelling unit and the secondary suites combined is at least 110 square metres;
   (iii) the interior floor area of each individual dwelling unit and secondary suite is at least 55 square metres; and
   (iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house or semi-detached house is not materially altered; [TO: 438-86; 12(1) 230]

(C) A detached house may be vertically divided to become a semi-detached house if:
   (i) the original building is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
   (ii) any addition for this alteration creating a semi-detached house:
      (a) is not located at the front or sides of the building, and
      (b) complies with the building requirements for a detached house in the RD zone; [TO: 438-86; 12(1) 231(a)]

(D) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(E) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(F) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(G) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(H) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 10 of former City of Toronto By-law 438-86;
(B) Section 12(2) 319 of former City of Toronto By-law 438-86;
(C) On the odd numbered addresses of 1-3 CORRIGAN CS, the even numbered addresses of 2-6 CORRIGAN CS, former City of Toronto by-law 807-78;
(D) On 75 CRESCE T RD, former City of Toronto by-law 325-84;
(E) On 6 PINE HILL RD, former City of Toronto by-laws 877-80 and 256-81; and [ By-law: 1025-2014 ]
(F) On the odd numbered addresses of 7-51 SOUTH DR, the even numbered addresses of 30-36 SOUTH DR, the even numbered addresses of 4-14 SOUTH DR, the even numbered addresses of 48-54 SOUTH DR, 58 SOUTH DR, 60 SOUTH DR, former City of Toronto by-law 807-78. [ By-law: 1025-2014 ]

(1436) Exception RD 1436
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a semi-detached house or a duplex existed on a lot on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same residential building type if:

(i) the building complies with the regulations for a detached house in the RD zone; and
(ii) the building is on the same lot that existed on October 15, 1980. The building is on the same lot that existed on October 15, 1980; [TO: 438-86; 12(1) 229]

(ii) the building is on the same lot that existed on October 15, 1980; [TO: 438-86; 12(1) 229] [By-law: 607-2015 Under Appeal]

(B) A detached house, or a dwelling unit in a semi-detached house permitted in compliance with (A) above, may contain more than one secondary suite if:

(i) the original building had existed on the lot on October 15, 1960;
(ii) the average interior floor area of the dwelling unit and the secondary suites combined is at least 110 square metres;
(iii) the interior floor area of each individual dwelling unit and secondary suite is at least 55 square metres; and
(iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house or semi-detached house is not materially altered; [TO: 438-86; 12(1) 230]

(C) A detached house may be vertically divided to become a semi-detached house if:

(i) the original building is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
(ii) any addition for this alteration creating a semi-detached house:

(a) is not located at the front or sides of the building, and
(b) complies with the building requirements for a detached house in the RD zone; [TO: 438-86; 12(1) 231(a)];

(D) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12(2) 193]

(E) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(F) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(G) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(H) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 10 of former City of Toronto By-law 438-86;
(B) On 45A CHESTNUT PK, the odd numbered addresses of 45B-45C CHESTNUT PK, former City of Toronto by-laws 425-76, and 122-77;
(C) On the even numbered addresses of 26 and 28 CRESCENT RD, former City of Toronto by-laws 877-80, and 23-82; and

(D) On 34 ROWANWOOD AVE, City of Toronto by-law 412-05.

(1437) Exception RD 1437

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a semi-detached house or a duplex existed on a lot on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same residential building type if:

(i) the building complies with the regulations for a detached house in the RD zone; and

(ii) the building is on the same lot that existed on October 15, 1980. The building is on the same lot that existed on October 15, 1980; [TO: 438-86; 12(1) 229]

(B) A detached house, or a dwelling unit in a semi-detached house permitted in compliance with (A) above, may contain more than one secondary suite if:

(i) the original building had existed on the lot on October 15, 1960;

(ii) the average interior floor area of the dwelling unit and the secondary suites combined is at least 110 square metres;

(iii) the interior floor area of each individual dwelling unit and secondary suite is at least 55 square metres; and

(iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house or semi-detached house is not materially altered; [TO: 438-86; 12(1) 230]

(C) A detached house may be vertically divided to become a semi-detached house if:

(i) the original building is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and

(ii) any addition for this alteration creating a semi-detached house:

(a) is not located at the front or sides of the building, and

(b) complies with the building requirements for a detached house in the RD zone; [TO: 438-86; 12(1) 231(a)];

(D) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(E) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;

(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;

(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and

(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(F) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(G) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(H) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 10 of former City of Toronto By-law 438-86.

(B) Section 12(2) 319 of former City of Toronto By-law 438-86.

(C) On 33 CASTLE FRANK RD, former City of Toronto by-law 558-82.

(D) On 75 DALE AVE, former City of Toronto by-law 409-81.

(E) On 11 HAWTHORN AVE, former City of Toronto by-law 61-84.

(F) On 20 MC KENZIE AVE, former City of Toronto by-law 409-81.

(G) On 39 MC KENZIE AVE, former City of Toronto by-law 532-80.

(H) On 1 NANTON AVE, former City of Toronto by-laws 81-79 and 124-92.

(I) On the odd numbered addresses of 11-17 NANTON AVE, former City of Toronto by-laws 81-79 and 535-81.

(J) On the odd numbered addresses of 21-53 NANTON AVE, the odd numbered addresses of 3-9 NANTON AVE, the even numbered addresses of 18-50 NANTON AVE, City of Toronto by-law 81-79.

(1438) Exception RD 1438
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a semi-detached house or a duplex existed on a lot on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same residential building type if:

(i) the building complies with the regulations for a detached house in the RD zone; and

(ii) the building is on the same lot that existed on October 15, 1980.

[TO: 438-86; 12(1) 229; By-law: 607-2015 Under Appeal]

(B) A detached house, or a dwelling unit in a semi-detached house permitted in compliance with (A) above, may contain more than one secondary suite if:

(i) the original building had existed on the lot on October 15, 1960;

(ii) the average interior floor area of the dwelling unit and the secondary suites combined is at least 110 square metres;

(iii) the interior floor area of each individual dwelling unit and secondary suite is at least 55 square metres; and

(iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house or semi-detached house is not materially altered.

[TO: 438-86; 12(1) 230]

(C) A detached house may be vertically divided to become a semi-detached house if:

(i) the original building is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and

(ii) any addition for this alteration creating a semi-detached house,

(a) is not located at the front or sides of the building, and

(b) complies with the building requirements for a detached house in the RD zone. [TO: 438-86; 12(1) 231(a)]

(D) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law. [TO: 438-86; 12 (2) 193]

(E) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;

(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;

(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(F) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(G) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(H) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 10 of former City of Toronto By-law 438-86;
(B) Section 12(2) 319 of former City of Toronto By-law 438-86;
(C) On the odd numbered addresses of 1-5A MAPLE AVE, former City of Toronto by-law 46-85;
(D) On 44 MAPLE AVE, former City of Toronto by-laws 136-69, 236-69, and 328-70; and

(1439) Exception RD 1439
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]
(B) Required parking spaces for a dwelling unit must be located within a building or structure; and [TO: 438-86; 12(2) 210 (ii)]
(C) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 319 of former City of Toronto By-law 438-86; and
(B) On or between the odd numbered addresses of 35-67 MATHERSFIELD DR, the even numbered addresses of 38-86 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73-81 MATHERSFIELD DR, City of Toronto by-law 398-00.

(1440) Exception RD 1440
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 107 of former City of Toronto By-law 438-86;
(B) Section 12(2) 269 of former City of Toronto By-law 438-86; and
(C) On 2 ALEXANDRA BLVD, City of Toronto by-law 81-99.

(1441) Exception RD 1441
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(A) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 288 of former City of Toronto By-law 438-86; and
(B) On 11 WINONA DR, former City of Toronto by-laws 168-80 and 691-80.

(1442) Exception RD 1442
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On a lot along both sides of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., the minimum front yard setback is 10.5 metres;
(B) On a lot along the east side of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., and the west side of Avenue Rd., north of Heath St. W. to a point 46.5 metres south of Lonsdale Rd., and north of St. Clair Ave. W. to a point 59 metres south of Heath St. W., the minimum rear yard setback is 12.0 metres;
(C) On a lot along the west side of Avenue Rd., south of Lonsdale Rd. to a point 46.5 metres south of Lonsdale Rd., the minimum rear yard setback is 3.0 metres;
(D) On a lot along the west side of Avenue Rd., south from Heath St. W. to a point 59 metres south of Heath St. W., the minimum rear yard setback is 15.0 metres; [TO: 438-86; 12 (2) 7]
(E) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
(F) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
(G) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
(B) On 555 Avenue Rd., former City of Toronto by-laws 116-79 and 787-86.

(1443) Exception RD 1443
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:
   (i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;
   (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
   (iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
   (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
(B) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

(C) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(1444) **Exception RD 1444**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a semi-detached house or a duplex existed on a lot on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same residential building type if:

(i) the building complies with the regulations for a detached house in the RD zone; and

(ii) the building is on the same lot that existed on October 15, 1980. [TO: 438-86; 12(1) 229]

(B) A detached house, or a dwelling unit in a semi-detached house permitted in compliance with (A) above, may contain more than one secondary suite if:

(i) the original building had existed on the lot on October 15, 1960;

(ii) the average interior floor area of the dwelling unit and the secondary suites combined is at least 110 square metres;

(iii) the interior floor area of each individual dwelling unit and secondary suite is at least 55 square metres; and

(iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house or semi-detached house is not materially altered; [TO: 438-86; 12(1) 230]

(C) A detached house may be vertically divided to become a semi-detached house if:

(i) the original building is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and

(ii) any addition for this alteration creating a semi-detached house:

(a) is not located at the front or sides of the building, and

(b) complies with the building requirements for a detached house in the RD zone; [TO: 438-86; 12(1) 231(a)];

(D) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86, 12 (2) 193]

(E) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;

(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;

(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and

(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
(F) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(G) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(H) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

(I) On 120 Mt. Pleasant Road, despite regulation 10.5.80.10(3), one parking space may be in the front yard. [By-law: 1025-2014]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 10 of former City of Toronto By-law 438-86; and

(B) On 1, 2, 3, 4, & 6 Elm Avenue, 120 Mt. Pleasant Road and the former Elm Avenue, former City of Toronto By-laws 21707, 22700, 1-68, 250-70 and City of Toronto By-law 640-2002. [By-law: 1025-2014]

(1445) Exception RD 1445

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a semi-detached house or a duplex existed on a lot on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same residential building type if:

(i) the building complies with the regulations for a detached house in the RD zone; and

(ii) the building is on the same lot that existed on October 15, 1980; [TO: 438-86; 12(1) 229] [By-law: 607-2015 Under Appeal]

(B) A detached house, or a dwelling unit in a semi-detached house permitted in compliance with (A) above, may contain more than one secondary suite if:

(i) the original building had existed on the lot on October 15, 1960;

(ii) the average interior floor area of the dwelling unit and the secondary suites combined is at least 110 square metres;

(iii) the interior floor area of each individual dwelling unit and secondary suite is at least 55 square metres; and

(iv) no exterior addition to or major exterior alteration of the building is made, and its external appearance as the original detached house or semi-detached house is not materially altered; [TO: 438-86; 12(1) 230]

(C) A detached house may be vertically divided to become a semi-detached house if:

(i) the original building is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and

(ii) any addition for this alteration creating a semi-detached house:

(a) is not located at the front or sides of the building, and

(b) complies with the building requirements for a detached house in the RD zone; [TO: 438-86; 12(1) 231(a)];

(D) Any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193]

(E) If a lot has a permitted maximum floor space index of 0.6, and has a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if:

(i) the overall floor space index for the lot, including the addition, does not exceed a total of 0.69;

(ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing building;
(iii) no part of the addition is closer to the nearest side lot line than the shortest distance between the existing side main wall of the building and the side lot line; and
(iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(F) Despite regulation 10.5.40.60(1), in a front yard or rear yard, a platform with a floor higher than the first floor of the building above established grade may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]

(G) If a lot has a lot frontage of 7.6 metres or less, a vehicle entrance through the front wall of a residential building is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

(H) Required parking spaces for a dwelling unit must be located within a building or structure. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 10 of former City of Toronto By-law 438-86; and
(B) On 10, 14 & 16 Elm Avenue and 125 Mt. Pleasant Road former City of Toronto By-laws 21707, 22700, 1-68, 250-70 and City of Toronto By-law 640-2002. [ By-law: 1025-2014 ]

(1450) Exception RD 1450
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 797-2005.

(1451) Exception RD 1451
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot depth is 91.0 metres; and
(B) The minimum side yard setback is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1452) Exception RD 1452
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 194 Park lawn Rd., City of Etobicoke by-law 236-1988; and

(1455) Exception RD 1455
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 882-2010(OMB).

(1458) Exception RD 1458
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 89, of former City of Scarborough by-law 12466.

(1460) Exception RD 1460
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(F) The portion of building with a parking space may be located in a side yard, if it is at least 0.45 metres from the side lot line.

Prevailing By-laws and Prevailing Sections:

(A) On the lands known as the even numbered lots from 1166 to 1206 Warden Ave., Schedule "C" Exceptions 4, 6 of former City of Scarborough by-law 9511;
(B) On lots known as 3 to 13 Colony Rd., Schedule "C" Exception 7 of former City of Scarborough by-law 9511; and
(C) On lots known as 122 Tower Dr., Schedule "C" Exceptions 5 and 32 of former City of Scarborough by-law 9511.

(1461) Exception RD 1461
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(F) The portion of building with a parking space may be located in a side yard if it is at least 0.45 metres from the side lot line.

Prevailing By-laws and Prevailing Sections:

(A) On the lands known as 32 and 34 Guild Hall Dr., Schedule "C" Exceptions 5 and 12, of former City of Scarborough by-law 9511.

(1462) Exception RD 1462
The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum floor space index for a lot with a dwelling unit in a permitted building type is:

(i) the lesser of 0.6 times the lot area or 204 square metres, if the lot area is less than 408 square metres;
(ii) the lesser of 0.5 times the lot area or 279 square metres, if the lot area is 408 square metres to 697 square metres; and
(iii) 0.4 times the lot area if the lot area is more than 697 square metres.
Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1054-2013 ]

(1463) Exception RD 1463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.
900.4 RS - Zone

900.4.1 General

(1) RS Zone Exceptions
The regulations located in Article 900.4.10 apply only to the exceptions subject to the RS zone and identified with the corresponding exception number.

900.4.10 Exceptions for RS Zone

(1) Exception RS 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum lot frontage for a detached house is 10.5 metres;
(B) The minimum lot frontage for a semi-detached house is 16.5 metres;
(C) The minimum rear yard setback is 7.5 metres;
(D) The minimum front yard setback is 3 metres;
(E) The minimum side yard setback is 0.6 metres;
(F) The minimum building setback from a side lot line that abuts a road is 3 metres;
(G) All garages must be set back a minimum of 6.5 metres from the edge of the nearest sidewalk or a minimum of 7.5 metres from the nearest road curb where a sidewalk is not provided; and
(H) The maximum building height is 3 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2) Exception RS 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) A detached house is permitted, if:
(i) the minimum lot frontage is 9.0 metres;
(ii) the minimum lot area is 264 square metres;
(iii) the maximum lot coverage is 35%;
(iv) the minimum front yard setback is 6.0 metres;
(v) the minimum rear yard setback is 7.5 metres;
(vi) the minimum side yard setback is 1.2 metres; and
(vii) driveways on adjacent lots must be separated by a minimum distance of 6.0 metres; and

(B) A semi-detached house is permitted, if:
(i) the minimum lot frontage is 14.0 metres;
(ii) the minimum lot area is 400 square metres;
(iii) the maximum lot coverage is 40%;
(iv) the minimum front yard setback is 6.0 metres;
(v) the minimum rear yard setback is 7.5 metres;
(vi) the minimum side yard setback is 1.2 metres; and
(vii) driveways on adjacent lots must be separated by a minimum distance of 6.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception RS 3
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 22.0 metres from the original centreline of Birchmount Rd.; and

(B) The minimum building setback from a side lot line is 2.4 metres for each side of a semi-detached house.

Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 607-2015 Under Appeal]

(4) Exception RS 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 2788.

(5) Exception RS 5
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1980-208.

(6) Exception RS 6
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A detached house must comply with:
   (i) the minimum lot frontage is 12.0 metres;
   (ii) the minimum lot area is 465 square metres;
   (iii) the maximum lot coverage is 33%;
   (iv) the maximum building height is 9.5 metres; and
   (v) the maximum floor space index is 0.45; and

(B) A semi-detached house must comply with:
   (i) the minimum lot frontage is 18.0 metres;
   (ii) the minimum lot area is 665 square metres;
   (iii) the maximum lot coverage is 33%; and
   (iv) the maximum building height is 11.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(7) Exception RS 7
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1979-262.

(8) Exception RS 8
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 118 Wesley St., former City of Etobicoke by-law 1981-202.

(9) Exception RS 9
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 535-2005.

(10) Exception RS 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(11) Exception RS 11
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1997-133.

(12) Exception RS 12
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 823-2004.

(13) Exception RS 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum number of dwelling units is 80;
(B) The minimum building setback from the front lot line is 4.5 metres;
(C) The minimum building setback from the rear lot line is 6.0 metres;
(D) The minimum building setback from a side lot line is 0.61 metres;
(E) The maximum lot coverage is 45%; and
(F) The maximum building height is 10.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception RS 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The only permitted building type is semi-detached houses and ancillary structures;
(B) The minimum building setback from the front lot line and rear lot line is 6.0 metres;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The maximum height of all buildings is the lesser of 9.1 metres or 3 storeys above grade;
(E) Front yard hard surfacing must not exceed 60% of the front yard for each semi-detached house; and
(F) The maximum lot coverage for all buildings is 51%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception RS 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 25358.

(16) Exception RS 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) There is a maximum of two dwelling units per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum front yard setback is 7.5 metres;
(E) The minimum building setback from a side lot line is 2.4 metres; and
(F) The minimum building setback from a side lot line that abuts a street is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(17) Exception RS 17
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of two dwelling units per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum front yard setback is 7.5 metres;
(E) The minimum building setback from a side lot line is 2.4 metres; and
(F) The minimum building setback from a side lot line that abuts a street is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(18) Exception RS 18
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of two dwelling units per lot as shown on the registered plan;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **side lot line** is 2.4 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres; and
(F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(19) **Exception RS 19**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **semi-detached house** must comply with the following:
   (i) minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
   (ii) minimum **lot area** is 613 square metres per **semi-detached house** and 306 square metres for each **dwelling unit**;

(B) A **detached house** is permitted on a **lot** having:
   (i) a minimum **lot frontage** of 9.0 metres; and
   (ii) minimum **lot area** of 306 square metres;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **side lot line** is:
   (i) 2.4 metres without an attached garage; and
   (ii) 1.2 metres with an attached; and

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(20) **Exception RS 20**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **semi-detached house** must comply with the following:
   (i) the minimum **lot frontage** is 16.5 metres per **semi-detached house** and 8.25 metres for each **dwelling unit**;
   (ii) the minimum **lot area** is 557 square metres per **semi-detached house** and 278 square metres for each **dwelling unit**;
   (iii) the minimum **building setback** from a **side lot line** is 2.4 metres; and
   (iv) the minimum **building setback** from a **front lot line** that abuts Markham Rd. is 30.0 metres measured from the original centreline of Markham Rd.; and

(B) A **detached house** must comply with the following:
   (i) the minimum **lot frontage** is 12.0 metres;
   (ii) the minimum **lot area** is 464 square metres;
   (iii) the minimum **building setback** from a **side lot line** is 1.2 metres;
   (iv) an attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**; and
   (v) the minimum **building setback** from a **front lot line** that abuts Markham Rd. is 30.0 metres measured from the original centreline of Markham Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(21) **Exception RS 21**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These lands must comply with exception 900.4.10(336);

(B) A semi-detached house must comply with the following:
   (i) minimum lot frontage is 15.0 metres per semi-detached house and 7.5 metres for each dwelling unit;
   (ii) minimum lot area is 613 square metres per semi-detached house and 305 square metres for each dwelling unit;
   (iii) the minimum building setback from a lot line that abut Morningside Ave. is 22.0 metres from the original centreline of Morningside Ave.;
   (iv) the minimum building setback from a side lot line is 1.2 metres; and
   (v) the minimum building setback from a side lot line that abuts a street is 5.7 metres.

(C) A detached house must comply with the following:
   (i) minimum lot frontage is 7.5 metres;
   (ii) minimum lot area is 306 square metres;
   (iii) In the case of a corner lot the shorter of the two lot lines abutting a street is the front lot line;
   (iv) The required minimum side yard setback is 1.2 metres for a semi-detached house;
   (v) The required minimum side yard setback for a semi-detached house is 2.5 metres to the side lot line that abuts the street;
   (vi) The minimum rear yard setback is 7.0 metres where a lot does not directly abut a Park;
   (vii) The minimum rear yard setback is 7.5 metres where a lot directly abuts a Park;
   (viii) Maximum floor area 210 square metres;
   (ix) An attached garage must be erected with each dwelling unit; and
   (x) A sales office and model home, used exclusively for the initial sale of dwelling units is permitted.

(C) A detached house must comply with the following:
   (i) Minimum lot frontage is 15.0 metres;
   (ii) Minimum lot area is 440 square metres;
   (iii) In the case of a corner lot the shorter of the two lot lines abutting a street is the front lot line;
   (iv) The required minimum side yard setback is 1.2 metres;
   (v) The required minimum side yard setback for a detached house is 2.5 metres to the side lot line that abuts the street;
   (vi) The minimum rear yard setback is 7.0 metres where a lot does not directly abut a Park;
(vii) The minimum **rear yard setback** is 7.5 metres where a **lot** directly abuts a **Park**;
(viii) Maximum floor area 240 square metres;
(ix) An attached garage must be erected with each **dwelling unit**; and
(x) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

**Prevailing By-laws and Prevailing Sections:** (None Apply)
[ By-law: 387-2015 ]

(23) **Exception RS 23**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abut Kennedy Rd. is 22.0 metres from the original centreline of Kennedy Rd.;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
(D) The required **parking space** must be located in an enclosed **building**; and
(E) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(24) **Exception RS 24**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) These lands must comply with exception 900.4.10(336);
(B) A **semi-detached house** must comply with the following:
   (i) minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
   (ii) minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
   (iii) the minimum **building setback** from a **lot line** that abut Midland Ave. is 22.0 metres from the original centreline of Midland Ave.;
   (iv) the minimum **building setback** from a **side lot line** is 2.4 metres; and
   (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
(C) A **detached house** must comply with the following:
   (i) minimum **lot frontage** is 9.0 metres;
   (ii) minimum **lot area** is 325 square metres;
   (iii) the minimum **building setback** from a **lot line** that abut Midland Ave. is 22.0 metres from the original centreline of Midland Ave.;
   (iv) the minimum **building setback** from a **side lot line** is 0.9 metres; and
   (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

**Prevailing By-laws and Prevailing Sections:**

(A) Schedule "C" Exception 16, of former City of Scarborough by-law 9364 applies to the **lots** municipally known as 164 and 166 Park St.; and
(B) Schedule "C" Exceptions 6 and 9, of former City of Scarborough by-law 9364 applies to the **lots** municipally known as 454, 456 and 458 Midland Ave.

(25) **Exception RS 25**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) These lands must comply with exception 900.4.10(336);

(B) A **semi-detached house** must comply with the following:

   (i) minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
   
   (ii) minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
   
   (iii) the minimum **building setback** from a **lot line** that abut Birchmount Rd. or Kennedy Rd. is 22.0 metres from the original centreline of Birchmount Rd. or Kennedy Rd.;
   
   (iv) the minimum **building setback** from a **side lot line** is 1.2 metres; and
   
   (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and

(C) A **detached house** must comply with the following:

   (i) minimum **lot frontage** is 15.0 metres;
   
   (ii) minimum **lot area** is 510 square metres;
   
   (iii) the minimum **building setback** from a **lot line** that abut Birchmount Rd. or Kennedy Rd. is 22.0 metres from the original centreline of Birchmount Rd. or Kennedy Rd.;
   
   (iv) the minimum **building setback** from a **side lot line** is 0.45 metres; and
   
   (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(26) **Exception RS 26**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These lands must comply with exception 900.4.10(336);

(B) A **semi-detached house** must comply with the following:

   (i) minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
   
   (ii) minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
   
   (iii) the minimum **building setback** from a **side lot line** is 2.4 metres; and

(B) A **detached house** must comply with the following:

   (i) minimum **lot frontage** is 7.5 metres;
   
   (ii) minimum **lot area** is 290 square metres;
   
   (iii) the minimum **building setback** from a **side lot line** is 0.9 metres; and
   
   (iv) the minimum **building setback** from a **side lot line** on the south side of the **lot** is 0.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(27) **Exception RS 27**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These lands must comply with exception 900.4.10(336);

(B) A **semi-detached house** must comply with the following:

   (i) minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
   
   (ii) minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
   
   (iii) the minimum **building setback** from a **side lot line** is 2.4 metres; and

(C) A **detached house** must comply with the following:
(i) minimum **lot frontage** is 7.5 metres;
(ii) minimum **lot area** is 290 square metres;
(iii) the minimum **building setback** from a **side lot line** is 0.9 metres; and
(iv) the minimum **building setback** from a **side lot line** on the north side of the **lot** is 0.6 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(28) **Exception RS 28**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abut Midland Ave. is 22.0 metres from the original centreline of Midland Ave.;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
(F) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(29) **Exception RS 29**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abut Midland Ave. is 22.0 metres from the original centreline of Midland Ave.;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
(F) The maximum **lot coverage** is 50%; and
(G) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(30) **Exception RS 30**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave. is 22 metres from the centreline of that **street**;
(B) The minimum **building setback** from a **side lot line** where that **side yard** also contains a **driveway**, is 2.7 metres;
(C) A garage must not be located less than 0.45 metres from a **side lot line**;
(D) A **semi-detached house** must comply with the following:
   (i) minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**; and
   (ii) minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
(E) A **detached house** must comply with the following:
(i) minimum **lot frontage** is 9.0 metres; and
(ii) minimum **lot area** is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(31) **Exception RS 31**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave. is 22 metres from the centreline of that **street**;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** abutting a **street** is 5.7 metres;
(D) A **semi-detached house** must comply with the following:
   (i) minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**; and
   (ii) minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
(E) A **detached house** must comply with the following:
   (i) minimum **lot frontage** is 9.0 metres; and
   (ii) minimum **lot area** is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(32) **Exception RS 32**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The minimum **building setback** from a **side lot line** is 0.9 metres;
(B) The minimum **building setback** from a **side lot line** abutting a **street** is 4.5 metres;
(C) The required **parking spaces** must be located in the **residential building**;
(D) A **semi-detached house** must comply with the following:
   (i) minimum **lot frontage** is 17.0 metres per **semi-detached house** and 8.5 metres for each **dwelling unit**; and
   (ii) minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
(E) A **detached house** must comply with the following:
   (i) minimum **lot frontage** is 8.5 metres; and
   (ii) minimum **lot area** is 305 square metres; and
(F) The elevation of the floor of the **parking space** in the **building** must not be more than 0.65 metres below the elevation of the sidewalk.

Prevailing By-laws and Prevailing Sections: (None Apply)

(33) **Exception RS 33**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The maximum height of a **building** is 12.5 metres and 2 storeys;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(C) If the **vehicle** entrance to a **building** faces a **street**, the **vehicle** entrance must be set back a minimum of 5.7 metres from the **lot line** that abuts the **street**;
(D) The minimum building setback from a side lot line is 1.2 metres;

(E) If the common wall of a semi-detached house does not exist above grade the minimum separation between the main walls is 1.2 metres;

(F) The minimum building setback from a rear lot line is 7.25 metres;

(G) Despite regulation 10.5.40.60 (1) (C), in a rear yard a platform with a floor no higher than the first storey of the building above established grade may encroach into the required rear yard setback the lesser of 2.5 metres or 50% of the required rear yard setback, if it is no closer to a side lot line than the side yard setback;

(H) Despite regulation 10.5.50.10 (1) (B), for lots with a lot frontage of 6.0 metres to less than 15.0 metres, a minimum of 35% of the front yard must be landscaping; and

(I) The lands zoned with the "(H)" symbol may not be used for any purpose other than those uses and buildings existing on the site as of October 1, 2015 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol may be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:

(i) A sanitary sewer analysis is completed to the satisfaction of the Executive Director, Engineering and Construction Services;

(ii) A water distribution analysis and skeleton model is prepared to the satisfaction of the Executive Director, Engineering and Construction Services;

(iii) A flow test on the municipal fire hydrant is carried out to the satisfaction of the Executive Director, Engineering and Construction Services; and

(iv) Make satisfactory arrangement for the completion of any and all system improvements including design, financing, and construction, identified through the analysis in 7a, 7b and 7c noted above, all to the satisfaction of the Executive Director, Engineering and Construction Services.

Prevailing By-laws and Prevailing Sections: (None Apply)

[By-law: 1304-2015]

(35) Exception RS 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulations 10.5.10.70(1) and 10.40.40.70(1), the required minimum front yard setback is 3 metres except for the portion of main wall with vehicle access, which must be set back at least 6.0 metres;

(B) Despite regulation 10.40.30.40(1), the permitted maximum lot coverage is 50%;

(C) Despite regulation 10.40.20.40(1), the only permitted residential building type is a semi-detached house;

(D) On Area A as identified on Diagram 3 of By-law 1339-2015:

(i) Despite regulations 10.40.30.20(1) and (B), the required minimum lot frontage is 20.0 metres for a semi-detached house and 10.0 metres for each dwelling unit;

(ii) Despite regulations 10.40.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of storeys is 2;

(iii) Despite regulation 10.40.40.70(2), the required minimum rear yard setback is 7.5 metres;

(iv) Despite regulation 10.40.40.70(3), the required minimum side yard setback is 1.2 metres from one side lot line and 0.6 metres from the other side lot line; and

(v) On the side with the 1.2 metre building setback, the required minimum side yard separation distance between buildings on abutting lots is 2.4 metres.

(E) On Area B as identified on Diagram 3 of By-law 1339-2015:

(i) Despite regulation 5.10.30.20(1), the front lot line is the lot line that abuts Kingston Road;

(ii) Regulation 10.5.80.40(3) does not apply;

(iii) Despite regulation 10.40.30.20(1), the required minimum lot frontage for a semi-detached house is 20.0 metres with a minimum lot frontage of 11.0 metres for one of the dwelling units;

(iv) Despite regulations 10.40.40.10(1) and (3), the permitted maximum height is 12.0 metres and permitted maximum number of storeys is 3;

(v) Despite regulation 10.40.40.70(2), the required minimum rear yard setback is 7.5 metres; and

(vi) Despite regulation 10.40.40.70(3), the required minimum side yard setback is:
(a) 2.0 metres from a side lot line that abuts a street; and
(b) 1.2 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1339-2015 ]

(36) Exception RS 36
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections: [amended by By-law 580-2017]

Site Specific Provisions:
(A) On 357 Birchmount Road (north-east corner of Birchmount Road and Highview Avenue) regulations 10.5.80.10 (7), 10.40.30.10 (1), 10.40.30.20 (1), 10.40.40.1 (2) and clause 10.40.40.70, do not apply to prevent the erection or use of a building, structure, addition or enlargement if it complies with (B) below;

(B) These standards apply to the lands as a whole:
   (i) the lot line abutting Birchmount Road is the front lot line;
   (ii) the minimum lot frontage is 80.0 metres;
   (iii) the minimum lot area is 3,360.0 square metres;
   (iv) the minimum building setback from a lot line that abuts Birchmount Road is 22.0 metres measured from the original centreline of Birchmount Road;
   (v) the minimum building setback from a side lot line that abuts a street is 2.4 metres;
   (vi) the minimum rear yard building setback is 14.0 metres;
   (vii) the minimum building setback for dwelling units from the north lot line is 30.0 metres;
   (viii) a maximum of 4 semi-detached houses and 1 detached house are permitted on the lot;
   (ix) the minimum separation distance between the side main walls of any adjacent building is 3.0 metres;
   (x) despite what is shown on the Height overlay map, a detached house may have a maximum building height of 9.8 metres;
   (xi) a minimum of 570.0 square metres of outdoor amenity space must be provided and may be in the form of landscaping;
   (xii) a designated area with a minimum of 4 visitor parking spaces must be provided on the lot;
   (xiii) a landscaping strip having a minimum width of 1.7 metres must be provided along the entire east lot line; and
   (xiv) all waste and recyclable material must be stored in a wholly enclosed building.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 109-2015(OMB) ]

(42) Exception RS 42
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:
   (i) the minimum lot frontage is 10.5 metres; and
   (ii) the minimum lot area is 301 square metres;

(B) The minimum side yard setback is 1.2 metres;

(C) The minimum building setback from a rear lot line is 3.0 metres;

(D) The required parking space must be located in the residential building;

(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(F) The maximum lot coverage is 50%; and

(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)
(43) Exception RS 43
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:
   (i) the minimum lot frontage is 7.5 metres; and
   (ii) the minimum lot area is 306 square metres;
(B) A lot with a detached house must comply with the following:
   (i) minimum lot frontage is 7.5 metres; and
   (ii) minimum lot area is 306 square metres;
(C) The minimum side yard setback is 1.2 metres;
(D) The minimum building setback from a front lot line that abuts Brimley Rd. is 6.0 metres;
(E) The required parking space must be located in the residential building;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The maximum lot coverage is 40%; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(44) Exception RS 44
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum side yard setback is 1.2 metres;
(B) The maximum lot coverage is 40%;
(C) The required parking space must be located in the residential building;
(D) A semi-detached garage may be located on the common lot line and in all other cases it must be 0.3 metres from all side lot lines; and
(E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(46) Exception RS 46
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 101 Cedarvale Ave., Section 7.5.4.18, of the former Borough of East York zoning by-law 6752.

(48) Exception RS 48
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In all cases the following applies:
   (i) the minimum building setback from a front lot line that abuts St. Clair Ave. is 22.0 metres from the centreline on the original road allowance;
   (ii) the minimum side yard setback is 0.45 metres;
   (iii) the minimum building setback from a side lot line that abuts a street is 3.6 metres;
(iv) the minimum building setback from a front lot line that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance; and
(v) except for lots fronting on Birchmount Rd. or Zenith Dr., an attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(B) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:
   (i) the minimum lot frontage is 15.0 metres; and
   (ii) the minimum lot area is 510 square metres;

(C) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:
   (i) the minimum lot frontage is 7.5 metres; and
   (ii) the minimum lot area is 255 square metres; and

(D) A lot with a detached house must comply with the following:
   (i) minimum lot frontage is 7.5 metres; and
   (ii) minimum lot area is 255 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(49) Exception RS 49
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In all cases the following applies:
   (i) the minimum building setback from a front lot line that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
   (ii) the minimum side yard setback is 0.9 metres;
   (iii) the minimum building setback from a side lot line that abuts a street is 4.5 metres; and
   (iv) except for lots fronting on Birchmount Rd. or Zenith Dr., an attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(B) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:
   (i) the minimum lot frontage is 18.0 metres; and
   (ii) the minimum lot area is 613 square metres;

(C) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:
   (i) the minimum lot frontage is 9.0 metres; and
   (ii) the minimum lot area is 306 square metres; and

(D) A lot with a detached house must comply with the following:
   (i) minimum lot frontage is 9.0 metres; and
   (ii) minimum lot area is 306 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(51) Exception RS 51
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of one semi-detached house is permitted per lot as shown on the registered plan;
(B) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(C) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(D) The minimum side yard setback is 2.4 metres; and
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(52) Exception RS 52
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one building being either one semi-detached house or one detached house, is permitted per lot, as shown on the registered plan;
(B) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(C) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(D) The minimum side yard setback is 2.4 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(F) The minimum building setback from a front lot line that abuts St. Clair Ave. is 22.0 metres from the centreline on the original road allowance.

Prevailing By-laws and Prevailing Sections: (None Apply)

(53) Exception RS 53
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In all cases the following applies:

(i) the minimum building setback from a front lot line that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
(ii) the minimum side yard setback is 2.4 metres;
(iii) the minimum building setback from a side lot line that abuts a street is 3.6 metres;
(iv) the minimum building setback from a front lot line that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance; and
(v) except for lots fronting on Birchmount Rd. or Zenith Dr., an attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(B) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:

(i) the minimum lot frontage is 18.0 metres; and
(ii) the minimum lot area is 613 square metres;

(C) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:

(i) the minimum lot frontage is 9.0 metres; and
(ii) the minimum lot area is 306 square metres; and

(D) If a lot has a detached house the following applies:

(i) the minimum lot frontage is 12 metres; and
(ii) the minimum lot area is 464 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(54) Exception RS 54
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In all cases the following applies:

(i) the minimum building setback from a front lot line that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
(ii) the minimum side yard setback is 1.2 metres; and

 ii
(iii) the minimum building setback from a side lot line that abuts a street is 5.7 metres;

(B) If a lot has a semi-detached house the following applies:
   (i) the minimum lot frontage is 18.0 metres; and
   (ii) the minimum lot area is 613 square metres; and

(C) If a lot has a detached house the following applies:
   (i) the minimum lot frontage is 9.0 metres; and
   (ii) the minimum lot area is 306 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(55) Exception RS 55
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In all cases the following applies:
   (i) the minimum building setback from a front lot line that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
   (ii) the minimum side yard setback is 1.2 metres; and
   (iii) the minimum building setback from a side lot line that abuts a street is 5.7 metres;

(B) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:
   (i) the minimum lot frontage is 12.0 metres; and
   (ii) the minimum lot area is 510 square metres;

(C) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:
   (i) the minimum lot frontage is 6.0 metres; and
   (ii) the minimum lot area is 255 square metres;

(D) If a lot has a detached house the following applies:
   (i) the minimum lot frontage is 7.5 metres; and
   (ii) the minimum lot area is 325 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(56) Exception RS 56
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:
   (i) the minimum lot frontage is 12.0 metres; and
   (ii) the minimum lot area is 510 square metres;

(B) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:
   (i) the minimum lot frontage is 6.0 metres; and
   (ii) the minimum lot area is 255 square metres;

(C) If a lot has a semi-detached house the following applies:
   (i) the minimum side yard setback is 2.4 metres; and
   (ii) the minimum building setback from a side lot line that abuts a street is 3.6 metres; and

(D) If a lot has a detached house the following applies:
   (i) the minimum lot frontage is 7.5 metres;
(ii) the minimum lot area is 325 square metres;
(iii) the minimum side yard setback is 1.2 metres; and
(iv) the minimum building setback from a side lot line that abuts a street is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(57) Exception RS 57
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:
   (i) the minimum lot frontage is 21.0 metres; and
   (ii) the minimum lot area is 882 square metres;
(B) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:
   (i) the minimum lot frontage is 10.5 metres; and
   (ii) the minimum lot area is 440 square metres;
(C) A lot with a detached house must comply with the following:
   (i) minimum lot frontage is 10.5 metres; and
   (ii) minimum lot area is 440 square metres;
(D) The minimum building setback from a front lot line that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
(E) The minimum side yard setback is 0.9 metres;
(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(G) The garage must be integrated into the residential building;
(H) Underground structures must be set back from a lot line the greater of 3.0 metres or a distance equal to the vertical distance between established grade and the floor of the structure; and
(I) The requirement of 1 parking space per dwelling unit does not apply to the principal dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(58) Exception RS 58
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:
   (i) the minimum lot frontage is 18.0 metres; and
   (ii) the minimum lot area is 613 square metres;
(B) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:
   (i) the minimum lot frontage is 9.0 metres; and
   (ii) the minimum lot area is 306 square metres;
(C) If a lot has a semi-detached house the following applies:
   (i) the minimum side yard setback is 2.4 metres; and
   (ii) the minimum building setback from a side lot line that abuts a street is 3.6 metres; and
(D) If a lot has a detached house the following applies:
   (i) the minimum lot frontage is 12.0 metres;
   (ii) the minimum lot area is 464 square metres;
   (iii) the minimum side yard setback is 1.2 metres; and
   (iv) the minimum building setback from a side lot line that abuts a street is 5.7 metres.
(59) Exception RS 59
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house is permitted per lot as shown on the registered plan;
(B) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(C) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(D) The minimum side yard setback is 1.2 metres; and
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres.

(60) Exception RS 60
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house is permitted per lot as shown on the registered plan;
(B) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(C) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(D) The minimum side yard setback is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 2.4 metres; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

(61) Exception RS 61
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum side yard setback is 0.45 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(C) A detached house is permitted on a lot that has a minimum lot frontage of 6.0 metres; and
(D) These lands must comply with exception 900.4.10(336).

(62) Exception RS 62
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The required parking space must be located in the residential building;
(G) All lands located within 3.0 metres of a lot line abutting Highway 401 must be used for soft landscaping purposes; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(63) Exception RS 63
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a lot line that abuts Pitfield Rd. and Brownspring Rd. is 7.5 metres;
(E) The minimum side yard setback is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(64) Exception RS 64
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum side yard setback is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(65) Exception RS 65
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A lot with a semi-detached house must comply with the following:

   (i) the minimum lot frontage is 20.0 metres per semi-detached house and 10.0 metres for each dwelling unit;
   (ii) the minimum lot area is 613 square metres per semi-detached house and 306 square metres for each dwelling unit;
   (iii) the minimum building setback from a side lot line is 0.9 metres;
   (iv) the minimum building setback from a side lot line that abuts a street is 2.4 metres; and
   (v) an attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(B) A lot with a detached house must comply with the following:
(i) the minimum **lot frontage** is 10.0 metres;
(ii) the minimum **lot area** is 306 square metres;
(iii) the minimum **building setback** from a **side lot line** is 0.9 metres;
(iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
(v) an attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**; and
(vi) an attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(66) **Exception RS 66**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) **A lot** with a **semi-detached house** must comply with the following:

(i) the minimum **lot frontage** is 15.0 metres per semi-detached **building** and 7.5 metres for each **dwelling unit**;
(ii) the minimum **lot area** is 540 square metres per semi-detached **building** and 270 square metres for each **dwelling unit**;
(iii) the minimum **building setback** is 3.0 metres from the **street line**, including all projections except a roof overhang projecting a maximum of 0.5 m; except that portion of the front **main wall** with access to the garage, excluding bay window projections above the garage to a maximum of 1.55 m, must be set back to achieve a minimum **driveway length** of 6.0 metres, measured perpendicular from the **street line** to the **main wall** of the **building** with a garage door;
(iv) the minimum **building setback** from a **side lot line** is 1.2 metres;
(v) an attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(vi) the minimum **rear yard setback** is 10.0 metres; and
(vii) the maximum **lot coverage** is 40%; and

(B) **A lot** with a **detached house** must comply with the following:

(i) the minimum **lot frontage** is 12.0 metres;
(ii) the minimum **lot area** is 265 square metres;
(iii) the minimum **building setback** is 3.0 metres from the **street line**, including all projections except a roof overhang projecting a maximum of 0.5 m; except that portion of the front **main wall** with access to the garage, excluding bay window projections above the garage to a maximum of 1.55 m, must be set back to achieve a minimum **driveway length** of 6.0 metres, measured perpendicular from the **street line** to the **main wall** of the **building** with a garage door;
(iv) the minimum **building setback** from a **side lot line** is 1.2 metres from one **side lot line** and 0.6 metres of the other **side lot line**;
(v) an attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**;
(vi) an attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(vii) the minimum **rear yard setback** is 10.0 metres; and
(viii) the maximum **lot coverage** is 40%.

 Prevailing By-laws and Prevailing Sections: (None Apply)

(67) **Exception RS 67**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 26360.

(68) Exception RS 68
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 676-2000.

(69) Exception RS 69
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is:
   (i) 9.0 metres for a **front lot line**; and
   (ii) 5.7 metres for a **side lot line**;
(B) The elevation of the **basement** floor must be a minimum of 3.5 metres higher than the invert of Massey Creek;
(C) A **lot** with a **semi-detached house** must comply with the following:
   (i) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
   (ii) the minimum **lot area** is 603 square metres per **semi-detached house** and 300 square metres for each **dwelling unit**;
   (iii) the minimum **building setback** from a **side lot line** is 1.2 metres; and
   (iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(D) A **lot** with a **detached house** must comply with the following:
   (i) the minimum **lot frontage** is 9.0 metres;
   (ii) the minimum **lot area** is 280 square metres;
   (iii) the minimum **building setback** from a **side lot line** is 0.9 metres; and
   (iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(70) Exception RS 70
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is:
   (i) 9.0 metres for a **front lot line**; and
   (ii) 5.7 metres for a **side lot line**;
(B) The elevation of the **basement** floor must be a minimum of 3.5 metres higher than the invert of Massey Creek;
(C) A **lot** with a **semi-detached house** must comply with the following:
   (i) a maximum of one **semi-detached house** on a **lot** shown on the registered plan;
   (ii) the minimum **building setback** from a **side lot line** is 1.2 metres; and
   (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
(D) A **lot** with a **detached house** must comply with the following:
   (i) the minimum **lot frontage** is 12.0 metres;
   (ii) the minimum **lot area** is 464 square metres;
(iii) the minimum building setback from a side lot line is 0.9 metres; and
(iv) the minimum building setback from a side lot line that abuts a street is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(71) Exception RS 71
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of one semi-detached house on a lot shown on the registered plan;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(D) The required parking space must be located in the residential building;
(E) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) The maximum lot coverage is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(72) Exception RS 72
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 18 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 603 square metres per semi-detached house and 300 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 300 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(F) The minimum building setback from a lot line that abuts Kennedy Rd. is 24.0 metres measured;
(G) The required parking space must be located in the residential building; and
(H) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(73) Exception RS 73
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 15.5 metres per semi-detached house and 7.7 metres for each dwelling unit;
(B) The minimum lot area is 603 square metres per semi-detached house and 300 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 7.7 metres and the minimum lot area is 300 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 7.5 metres from the original centrel ine of Kennedy Rd. 
(F) The required parking space must be located in the residential building; and
(G) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(H) The maximum lot coverage is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)
(74) Exception RS 74
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum side yard setback for each side of the building is that which existed on the day of the enactment of this By-law;
(E) The minimum rear lot setback is that which existed on the day of the enactment of this By-law;
(F) The part of main wall of the building with the access to the required parking space must be set back a minimum of 5.7 metres from a front lot line or side lot line that abuts a street;
(G) The minimum building setback from a front lot line is 3.0 metres.
(H) There must be no encroachments into the required front yard or side yard;
(I) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.
(J) The maximum lot coverage is 45%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(75) Exception RS 75
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum side yard setback for each side of the building is that which existed on the day of the enactment of this By-law;
(E) The minimum rear lot setback is that which existed on the day of the enactment of this By-law;
(F) The part of main wall of the building with the access to the required parking space must be set back a minimum of 5.7 metres from a front lot line or side lot line that abuts a street;
(G) The minimum building setback from a front lot line is 3.0 metres.
(H) There must be no encroachments into the required front yard or side yard; and
(I) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(J) The maximum lot coverage is 45%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(76) Exception RS 76
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 15.0 metres per semi-detached house and 7.5 metres for each dwelling unit;
(B) The minimum lot area is 613 square metres per semi-detached house and 306 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 7.5 metres and the minimum lot area is 306 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The maximum lot coverage is 40%;
(F) The required parking space must be located in the residential building;
(G) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(77) Exception RS 77
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(78) Exception RS 78
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 16.5 metres per semi-detached house and 8.2 metres for each dwelling unit;
(B) The minimum lot area is 510 square metres per semi-detached house and 255 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 8.2 metres and the minimum lot area is 255 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(79) Exception RS 79
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 16.5 metres per semi-detached house and 8.2 metres for each dwelling unit;
(B) The minimum lot area is 510 square metres per semi-detached house and 255 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 8.2 metres and the minimum lot area is 255 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The required parking space must be located in the residential building;
(G) A semi-detached garage may be located on the common lot line and in all other cases it must be 0.3 metres from a side lot line; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(80) Exception RS 80
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 19.0 metres per semi-detached house and 9.5 metres for each dwelling unit;

(B) The minimum lot area is 715 square metres per semi-detached house and 355 square metres for each dwelling unit;

(C) If a lot has a detached house, the minimum lot frontage is 9.5 metres and the minimum lot area is 355 square metres;

(D) corner lots must comply with the following:
   (i) minimum frontage for two dwelling units is 21 metres and for one dwelling unit 10.5 metres; and
   (ii) minimum lot area for two dwelling units is 880 square metres and for one dwelling unit 405 square metres;

(E) The minimum building setback from a side lot line is 1.2 metres;

(F) The maximum lot coverage is 40%;

(G) The required parking space must be located in the residential building;

(H) A semi-detached garage may be located on the common lot line and in all other cases it must be 0.3 metres from a side lot line;

(I) The minimum building setback from a side lot line that abuts a street is:
   (i) 9.0 metres where the side lot line abuts Bellamy Rd. or Invergordon Ave.; and
   (ii) 6.0 metres in all other cases; and

(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(81) Exception RS 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) A maximum of two dwelling units per lot on a registered plan;

(D) The minimum building setback from a side lot line is 1.2 metres;

(E) The maximum lot coverage is 40%;

(F) The required parking space must be located in the residential building;

(G) A semi-detached garage may be located on the common lot line and in all other cases it must be 0.3 metres from a side lot line;

(H) The minimum building setback from a side lot line that abuts a street is:
   (i) 9.0 metres where the side lot line abuts Bellamy Rd. or Invergordon Avenue; and
   (ii) 6.0 metres in all other cases; and

(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(82) Exception RS 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) A maximum of two *dwelling units* per *lot* on a registered plan;
(D) The minimum *building setback* from a *lot line* that abuts Bellamy Rd. or Invergordon Avenue is 19.0 metres, measured from the original centreline of the *street*;
(E) The minimum *building setback* from a *side lot line* is 1.2 metres;
(F) The minimum *building setback* from a *side lot line* that abuts a *street* is 4.5 metres;
(G) The required *parking space* must be located in the *residential building*;
(H) An attached garage must be set back a minimum of 0.3 metres from a *side lot line* that does not abut a *street*; and
(I) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(83) **Exception RS 83**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum *lot frontage* is 18.0 metres per *semi-detached house* and 9.0 metres for each *dwelling unit*;
(B) The minimum *lot area* is 613 square metres per *semi-detached house* and 305 square metres for each *dwelling unit*;
(C) If a *lot* has a *detached house*, the minimum *lot frontage* is 9.0 metres and the minimum *lot area* is 305 square metres;
(D) The minimum *building setback* from a *front lot line* that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the *street*; and
(E) The minimum *building setback* from a *side lot line* is 0.9 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(84) **Exception RS 84**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required *lot frontage* is that which existed on the date of the enactment of this By-law;
(B) The minimum required *lot area* is that which existed on the date of the enactment of this By-law;
(C) A maximum of two *dwelling units* per *lot* on a registered plan;
(D) The minimum *building setback* from a *side lot line* is 2.4 metres; and
(E) The minimum *building setback* from a *side lot line* that abuts a *street* is 5.7 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(85) **Exception RS 85**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum *lot frontage* is 18.0 metres per *semi-detached house* and 9.0 metres for each *dwelling unit*;
(B) The minimum *lot area* is 770 square metres per *semi-detached house* and 385 square metres for each *dwelling unit*;
(C) If a *lot* has a *detached house*, the minimum *lot frontage* is 9.0 metres and the minimum *lot area* is 385 square metres;
(D) The minimum *building setback* from a *front lot line* that abuts Midland Ave. is 22 metres, measured from the original centreline of the *street*;
(E) The minimum *building setback* from a *side lot line* is 1.2 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a *side lot line* that does not abut a *street*;
(G) The maximum **building** height is the lesser of 2 **storeys** or 9.5 metres; and

(H) The minimum **building setback** from a **rear lot line** is 20.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(86) **Exception RS 86**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22 metres, measured from the original centreline of the **street**; and

(B) The minimum **building setback** from a **side lot line** is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(87) **Exception RS 87**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per **lot** on a registered plan;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres; and

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(89) **Exception RS 89**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In all cases the following applies:

   (i) the minimum **front yard setback** is 3.0 metres;

   (ii) the portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;

   (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and

   (iv) the required **parking space** must be located in the **residential building**;

(B) If the **lot** has a **detached house** the following applies:

   (i) the minimum **lot frontage** is 6.0 metres;

   (ii) the minimum **lot area** is 180 square metres; and

   (iii) the minimum **building setback** from a **side lot line** is 1.0 on one side only metres;

(C) If a **lot** has a **semi-detached house** the following applies to the **lot or lots** containing the whole of the **building**:

   (i) the minimum **lot frontage** is 12.0 metres;

   (ii) the minimum **lot area** is 360 square metres; and

   (iii) the minimum **building setback** from a **side lot line** is 1.0 metres;

(D) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:

   (i) the minimum **lot frontage** is 6.0 metres; and

   (ii) the minimum **lot area** is 180 square metres; and

(E) On the lands municipally know as 13 and 15 Magnolia Avenue, the minimum **building setback** from the **front lot line** is 3.0 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(90) Exception RS 90
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In all cases the following applies:

(i) the minimum building setback from a front lot line that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the street; and

(ii) the minimum building setback from a side lot line that abuts a street is 1.5 metres;

(B) If the lot has a detached house the following applies:

(i) the minimum lot frontage is 9.0 metres;

(ii) the minimum lot area is 278 square metres; and

(iii) the minimum building setback from a side lot line is 0.45 on one side only metres;

(C) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:

(i) the minimum lot frontage is 15.0 metres;

(ii) the minimum lot area is 483 square metres; and

(iii) the minimum building setback from a side lot line is 0.9 metres; and

(D) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:

(i) the minimum lot frontage is 7.5 metres; and

(ii) the minimum lot area is 240 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(91) Exception RS 91
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In all cases the following applies:

(i) the minimum building setback from a front lot line that abuts Midland Ave. is 22 metres, measured from the original centreline of the street; and

(ii) the minimum building setback from a side lot line that abuts a street is 2.4 metres;

(B) If the lot has a detached house the following applies:

(i) the minimum lot frontage is 10.5 metres;

(ii) the minimum lot area is 325 square metres; and

(iii) the minimum building setback from a side lot line is 0.3 metres on one side only;

(C) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:

(i) the minimum lot frontage is 18.0 metres;

(ii) the minimum lot area is 613 square metres; and

(iii) the minimum building setback from a side lot line is 2.4 metres; and

(D) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:

(i) the minimum lot frontage is 9.0 metres; and

(ii) the minimum lot area is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(92) Exception RS 92
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 12.0 metres per semi-detached house and 6.0 metres for each dwelling unit;
(B) The minimum **lot area** is 360 square metres per semi-detached house and 180 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 6.0 metres and the minimum lot area is 180 square metres;
(D) The minimum **front yard setback** is 3.0 metres;
(E) The minimum **building setback** from a side lot line is 1.0 metres on one side only;
(F) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street; and
(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(93) **Exception RS 93**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is:
   (i) 8.0 metres for a detached house; and
   (ii) 12.0 metres for a semi-detached house;
(B) The minimum **lot area** is:
   (i) 250 square metres for a detached house; and
   (ii) 370 square metres for a semi-detached house;
(C) The maximum **building height** is 11.0 metres and 3 storeys;
(D) The maximum number of semi-detached houses is 5 and the maximum number of detached houses is 1;
(E) The maximum floor space index on a lot with a dwelling unit is 0.8 for the detached house and 0.65 for a semi-detached house;
(F) The maximum floor space index on a lot if a semi-detached house is 3 storeys and the first floor of the house contains a private garage is 0.95;
(G) The maximum floor area of an ancillary building is 10.0 square metres;
(H) The minimum **front yard setback** is 7.0 metres;
   (i) The minimum **rear yard setback** for the detached house is 7.5 metres and for a semi-detached house is 9.0 metres; and
   (J) The minimum **side yard setback** is 1.0 metre, and on a lot the abuts a non-residential use or a street is 2.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(94) **Exception RS 94**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands, Section 16(379) of the former City of York zoning by-law 1-83.

(96) **Exception RS 96**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 12.0 metres per semi-detached house and 6.0 metres for each dwelling unit;
(B) The minimum lot area is 371 square metres per semi-detached house and 185 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 6.0 metres and the minimum lot area is 185 square metres;
(D) The minimum building setback from a front lot line is 4.5 metres;
(E) The minimum building setback from a front lot line that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the street;
(F) The minimum building setback from a side lot line is 0.9 metres;
(G) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(H) The maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(97) Exception RS 97
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 12.0 metres per semi-detached house and 6.0 metres for each dwelling unit;
(B) The minimum lot area is 371 square metres per semi-detached house and 185 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 6.0 metres and the minimum lot area is 185 square metres;
(D) The minimum building setback from a front lot line is 4.5 metres;
(E) The minimum building setback from a front lot line that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the street;
(F) The minimum building setback from a side lot line is 0.9 metres;
(G) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(H) The maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(98) Exception RS 98
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In all cases the following applies:
   (i) the minimum building setback from a front lot line is:
      (a) 22.0 metres, measured from the original centreline of the street, if the lot line abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd.; and
      (b) 4.5 metres in all other cases;
   (ii) the minimum building setback from a side lot line that abuts a street is 1.5 metres; and
   (iii) the maximum lot coverage is 50%;
(B) If the lot has a detached house the following applies:
   (i) the minimum lot frontage is 7.5 metres;
   (ii) the minimum lot area is 232 square metres; and
   (iii) the minimum building setback from a side lot line is 0.3 metres;
(C) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:
(i) the minimum **lot frontage** is 15.0 metres;
(ii) the minimum **lot area** is 464 square metres; and
(iii) the minimum **building setback** from a **side lot line** is 0.6 metres;

(D) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
(i) the minimum **lot frontage** is 7.5 metres; and
(ii) the minimum **lot area** is 232 square metres;

(E) On the lands municipally known as 118 Patterson Avenue, a multiple family dwelling is permitted if:
(i) there is one **dwelling unit** for each 99 square metres of **lot area**;
(ii) the **building** is set back a minimum of 4.5 metres from the **front lot line**; and
(iii) the **building** is set back a minimum of 1.2 metres from the **side lot line**; and

(F) On the lands municipally known as 52 Patterson Avenue, and on the lands municipally known as 111 and 113 Leyton Avenue a green house use may continue and expand subject to the regulation of the zone in which it is located.

**Prevailing By-laws and Prevailing Sections:**

(A) On the lands municipally known as 54, 65 and 58 Leyton Avenue, Schedule "C" Exception 8, of former City of Scarborough by-law 9812; and

(B) On the lands municipally known as 5, 6, 7 and 8 Medford Avenue, and on the lands municipally known as 10 Kimridge Avenue, Schedule "C" Exception 15, of former City of Scarborough by-law 9812.

(99) **Exception RS 99**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, **Prevailing By-laws** and **Prevailing Sections**.

**Site Specific Provisions:**

(A) In all cases the following applies:
(i) the minimum **building setback** from a **front lot line** is 4.5 metres;
(ii) the minimum **building setback** from a **side lot line** that abuts a street is 1.5 metres; and
(iii) the maximum **lot coverage** is 50%;

(B) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
(i) the minimum **lot frontage** is 12.0 metres;
(ii) the minimum **lot area** is 371 square metres; and
(iii) the minimum **building setback** from a **side lot line** is 0.3 metres;

(C) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
(i) the minimum **lot frontage** is 6.0 metres; and
(ii) the minimum **lot area** is 185 square metres; and

(D) If a **lot** has a **detached house**, the minimum **lot frontage** is 6.0 metres and the minimum **lot area** is 185 square metres.

**Prevailing By-laws and Prevailing Sections:**

(A) On the lands municipally known as the even number addresses from 28 to 38 Robinson Avenue, and on the lands municipally known as 64, 66 and 89 August Avenue, Schedule "C" Exception 8, of former City of Scarborough by-law 9812;

(B) On the lands municipally known as 44, 54 and 56 Pharmacy Ave., and on the lands municipally known as 70 Albion Avenue, Schedule "C" Exception 6, of former City of Scarborough by-law 9812; and

(C) On the lands municipally known as 44 and 70 Madelaine Avenue, Schedule "C" Exception 7, of former City of Scarborough by-law 9812.

(100) **Exception RS 100**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, **Prevailing By-laws** and **Prevailing Sections**.
Site Specific Provisions:

(A) In all cases the following applies:
   (i) the minimum building setback from a front lot line is 4.5 metres;
   (ii) the minimum building setback from a side lot line is 0.3 metres; and
   (iii) the maximum lot coverage is 50%;

(B) If the lot has a detached house the following applies:
   (i) the minimum lot frontage is 6.0 metres;
   (ii) the minimum lot area is 167 square metres; and
   (iii) the minimum building setback from a side lot line is 0.3 metres;

(C) If a lot has a semi-detached house the following applies to the lot or lots containing the whole of the building:
   (i) the minimum lot frontage is 1.0 metres;
   (ii) the minimum lot area is 374 square metres;
   (iii) the minimum building setback from a side lot line is 0.6 metres; and
   (iv) the minimum building setback from a side lot line that abuts a street is 1.5 metres;

(C) If a lot or lots has a semi-detached house the following applies to a lot or lots containing the whole of the building:
   (i) the minimum lot frontage is 12.0 metres;
   (ii) the minimum lot area is 371.0 square metres; and

(D) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:
   (i) the minimum lot frontage is 6.0 metres; and
   (ii) the minimum lot area is 185 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(101) Exception RS 101
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
   (B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
   (C) The maximum lot coverage is 80%; and
   (D) The minimum building setback from a lot line that abuts a street is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(102) Exception RS 102
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
   (B) If a lot has a detached house, the minimum lot frontage is 9.0 metres;
   (C) The minimum lot area is that which existed on the day of the enactment of this By-law;
   (D) The minimum building setback from a side lot line is 1.2 metres;
   (E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
   (F) The minimum building setback from a front lot line that abuts Military Trail is 7.5 metres;
   (G) The required parking space must be located in the residential building; and
   (H) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(103) Exception RS 103
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) The minimum **building setback** from a **front lot line** is 5.0 metres;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.5 metres;
(G) The maximum height of all **buildings** and **structures** is the lesser of 2 **storeys** or 10.0 metres; and
(H) The maximum **lot coverage** is 46%.

(104) Exception RS 104
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
(F) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., is 7.5 metres;
(G) The required **parking space** must be located in the **residential building**;
(H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(I) The maximum **lot coverage** is 40%.

(105) Exception RS 105
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 16.5 metres per semi-detached house and 8.2 metres for each **dwelling unit**;
(B) The minimum **lot area** is 557 square metres per semi-detached house and 275 square metres for each **dwelling unit**;
(C) If a **lot** has a **detached house**, the minimum **lot frontage** is 8.2 metres and the minimum **lot area** is 275 square metres;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
(F) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., is 7.5 metres;
(G) The required **parking space** must be located in the **residential building**;
(H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(I) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
(J) The maximum **lot coverage** is 40%.
Prevailing By-laws and Prevailing Sections: (None Apply)

(106) Exception RS 106
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 600 square metres per semi-detached house and 300 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 300 square metres;
(D) The minimum building setback from a front lot line that abuts McCowan Rd. is 7.5 metres;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The required parking space must be located in the residential building;
(G) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(H) The maximum lot coverage is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(107) Exception RS 107
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.4 metres;
(F) The required parking space must be located in a garage;
(G) The maximum lot coverage is 43%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(108) Exception RS 108
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(A) On these lands, exception 28 of Exceptions List - Schedule "C" of former City of Scarborough zoning by-law 10048.
(B) The minimum lot area is 610 square metres per semi-detached house and 305 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 305 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres; and
(E) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections

(109) Exception RS 109
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 12.0 metres per semi-detached house and 6.0 metres for each dwelling unit;
(B) The minimum lot area is 280 square metres per semi-detached house and 140 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 6.0 metres and the minimum lot area is 140 square metres;
(D) The minimum building setback from a front lot line that abuts:
(i) Falmouth Avenue is 4.3 metres; and
(ii) Danforth Rd. is 4.0 metres;
(E) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(F) The minimum building setback from a side lot line is 0.9 metres;
(G) The minimum building setback from a rear lot line is 7.0 metres; and
(H) The maximum building height is the lesser of 3 storeys or 10.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(110) Exception RS 110
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 2.4 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)
(112) Exception RS 112
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 613 square metres per semi-detached house and 305 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 305 square metres;
(D) The minimum building setback from a side lot line is 2.4 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(113) Exception RS 113
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 720 square metres per semi-detached house and 360 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 360 square metres;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(F) The required parking space for each dwelling unit must be located in the residential building; and
(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(114) Exception RS 114
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 464 square metres per semi-detached house and 230 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 230 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The maximum lot coverage is 50%;
(F) The required parking space for each dwelling unit must be located in the residential building;
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(115) Exception RS 115
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) There is a maximum of two dwelling units per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 2.4 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(116) Exception RS 116
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of two dwelling units per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres; and
(F) An attached or detached garage must be located a minimum of 0.3 metres from a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(117) Exception RS 117
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 14.4 metres per semi-detached house and 7.2 metres for each dwelling unit;
(B) The minimum lot area is 352 square metres per semi-detached house and 176 square metres for each dwelling unit;
(C) The minimum building setback from a side lot line is 0.9 metres;
(D) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(F) The maximum lot coverage is 50%; and
(G) gable and bay windows may encroach a maximum of 0.7 metres into a rear yard building setback or street yard building setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

(118) Exception RS 118
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 4.5 metres;
(B) The minimum building setback from a lot line that abuts:
   (i) Lawrence Ave. is 12.0 metres; and
   (ii) Manse Rd., Homestead Rd. or Coronation Dr. is 6.0 metres;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The required parking space must be located in the residential building;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;

(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(H) The maximum lot coverage is 40%;

(I) These lands must comply with exception 900.4.10(336);

(J) A lot with a semi-detached house must comply with the following:
   (i) the minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit; and
   (ii) the minimum lot area is 613 square metres per semi-detached house and 305 square metres for each dwelling unit; and

(K) A lot with a detached house must comply with the following:
   (i) the minimum lot frontage is 9.0 metres; and
   (ii) the minimum lot area is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(119) Exception RS 119
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) A maximum of two dwelling units per lot on a registered plan;

(D) The minimum building setback from a side lot line is 1.2 metres;

(E) The required parking space must be located in the residential building;

(F) A garage must be set back a minimum of 0.3 metres from one side lot line;

(G) The maximum lot coverage is 40%; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(120) Exception RS 120
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line that abuts a street is 5.7 metres;

(C) These lands must comply with exception 900.4.10(336);

(D) A lot with a semi-detached house must comply with the following:
   (i) the minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
   (ii) the minimum lot area is 610 square metres per semi-detached house and 305 square metres for each dwelling unit; and
   (iii) the minimum building setback from a side lot line is 1.2 metres; and

(E) A lot with a detached house must comply with the following:
   (i) the minimum lot frontage is 13.0 metres;
   (ii) the minimum lot frontage for a corner lot is 15.0 metres;
   (iii) the minimum lot area is 464 square metres; and
(iv) a garage must be set back a minimum of 0.3 metres from one side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception RS 121
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 1.2 metres; and
(E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(122) Exception RS 122
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 2.4 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres; and
(F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(123) Exception RS 123
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 610 square metres per semi-detached house and 305 square metres for each dwelling unit;
(C) The minimum building setback from a side lot line is:
   (i) 1.2 metres, if the required parking space is located in the building; and
   (ii) 2.4 metres in all other cases; and
(D) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(124) Exception RS 124
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) The minimum **building setback** from a **rear lot line** is 6.0 metres;
(G) The required **parking space** must be located in the **residential building**;
(H) If the **vehicle** entrance to a garage also faces the **front lot line**, the entrance must be set back a minimum of 6.0 metres from the **front lot line**;
(I) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(125) **Exception RS 125**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
(C) These lands must comply with exception 900.4.10(336);
(D) A **lot** with a **semi-detached house** must comply with the following:
   (i) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
   (ii) The minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
   (iii) The minimum **building setback** from a **side lot line** is 2.4 metres;
(E) A **lot** with a **detached house** must comply with the following:
   (i) The minimum **lot frontage** is 12.0 metres;
   (ii) The minimum **lot frontage** for a **corner lot** is 15.0 metres;
   (iii) The minimum **lot area** is 464 square metres;
(F) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
(G) The minimum **building setback** from a **side lot line** is 1.2 metres; and
(H) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(126) **Exception RS 126**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) The minimum **building setback** from a **side lot line** is 2.4 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
(F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections:

(A) On 19 and 21 Glory Crescent;
(127) Exception RS 127
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(128) Exception RS 128
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 610 square metres per semi-detached house and 305 square metres for each dwelling unit;
(C) The minimum building setback from a side lot line is 2.4 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) The required parking space must be located in the residential building;
(G) The maximum lot coverage is 40%; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(129) Exception RS 129
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 555 square metres per semi-detached house and 275 square metres for each dwelling unit;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The required parking space must be located in the residential building; and
(E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(130) Exception RS 130
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;

(B) The minimum **lot area** is 555 square metres per **semi-detached house** and 275 square metres for each **dwelling unit**;

(C) The minimum **building setback** from a **side lot line** is 2.4 metres; and

(D) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(131) **Exception RS 131**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 2.4 metres;

(B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(C) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(132) **Exception RS 132**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.2 metres;

(B) The maximum **lot coverage** is 40%;

(C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(D) The required **parking space** must be located in the **residential building**; and

(E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(133) **Exception RS 133**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(C) If the **lot** has a **semi-detached house** the following applies:

(i) the minimum **lot frontage** is 12.8 metres per **semi-detached house** and 6.4 metres for each **dwelling unit**;

(ii) the minimum **lot area** is 390 square metres per **semi-detached house** and 195 square metres for each **dwelling unit**; and

(iii) the minimum **building setback** from a **side lot line** is 1.0 metres; and

(D) The maximum **lot coverage** is 50%;

(D) If the **lot** has a **detached house** the following applies:

(i) the minimum **lot frontage** is 6.4 metres;
(ii) the minimum lot area is 195 square metres; and
(iii) the minimum building setback from a side lot line is 1.0 metres on one side only.

Prevailing By-laws and Prevailing Sections: (None Apply)

(134) Exception RS 134
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house or one detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a front lot line is 3.0 metres;
(E) The minimum building setback from a side lot line is 1.0 metres;
(F) The maximum lot coverage is 50%; and
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(135) Exception RS 135
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house or one detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a front lot line is 3.0 metres;
(E) The minimum building setback from a side lot line is 1.0 metres;
(F) The maximum lot coverage is 50%;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(H) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(136) Exception RS 136
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house or one detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.5 metres;
(E) A semi-detached garage may be located on the common lot line and in all other cases it must be 0.3 metres from all side lot lines.
(F) The maximum lot coverage is 50%;

Prevailing By-laws and Prevailing Sections: (None Apply)

(137) Exception RS 137
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one semi-detached house or one detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a front lot line is:
   (i) 18.0 metres where the front lot line abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
   (ii) 12.0 metres where the front lot line abuts Milner Ave. or Breckon Gate; and
   (iii) 7.5 metres where the front lot line abuts Murison Blvd.;
(E) The minimum building setback from a side lot line is 1.5 metres;
(F) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the side lot line abuts Sheppard Ave.; and
   (ii) 4.5 metres in all other cases;
(G) A semi-detached garage may be located on the common lot line and in all other cases it must be 0.3 metres from all side lot lines; and
(H) The maximum lot coverage is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(138) Exception RS 138
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one semi-detached house or one detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a lot line that abuts Berner Trail, Greenspire Rd., or Malvern St. is 7.5 metres;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) A semi-detached garage may be located on the common lot line and in all other cases it must be 0.3 metres from all side lot lines.

Prevailing By-laws and Prevailing Sections: (None Apply)

(139) Exception RS 139
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one semi-detached house or one detached house per lot as shown on the registered plan;
(B) The minimum building setback from a front lot line is:
   (i) 18.0 metres where the front lot line abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
   (ii) 12.0 metres where the front lot line abuts Milner Ave. or Breckon Gate; and
   (iii) 7.5 metres where the front lot line abuts Murison Blvd.;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(E) The maximum lot coverage is 40%; and
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(140) Exception RS 140
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one semi-detached house or one detached house per lot as shown on the registered plan;
(B) The minimum building setback from a front lot line is:
   (i) 18.0 metres where the front lot line abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
   (ii) 12.0 metres where the front lot line abuts Milner Ave. or Breckon Gate; and
   (iii) 7.5 metres where the front lot line abuts Murison Blvd.;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 meters; and
(E) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(141) Exception RS 141
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one semi-detached house or one detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a front lot line is:
   (i) 18.0 metres where the front lot line abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
   (ii) 12.0 metres where the front lot line abuts Milner Ave. or Breckon Gate; and
   (iii) 7.5 metres where the front lot line abuts Murison Blvd.;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The maximum lot coverage is 40%; and
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(142) Exception RS 142
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one semi-detached house or one detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(E) The minimum building setback from a side lot line is 2.4 metres;

(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(143) Exception RS 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house per lot as shown on the registered plan;

(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(C) The minimum lot area is that which existed on the day of the enactment of this By-law;

(D) The minimum building setback from a side lot line is 1.0 metres on one side only;

(E) The minimum building setback from a rear lot line is 1.5 metres;

(F) The minimum building setback from a side lot line that abuts a street is 3.0 meters;

(G) The maximum lot coverage is 50%;

(H) The required parking space must be located in a building;

(I) Detached garages may be erected in a street yard with a minimum building setback of 3.0 metres from the lot line and the internal road parallel to Neilson Rd. and Finch Ave. East;

(J) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;

(K) No driveway access is permitted to Finch Ave. East or Neilson Rd.;

(L) The maximum height of a building or structure is the lesser of 12.0 metres or 3 storeys;

(M) A detached garage must be set back from the main walls of the residential building a minimum of 3.0 metres; and

(N) An parking space not located in a building may be located in the front yard.

Prevailing By-laws and Prevailing Sections: (None Apply)

(144) Exception RS 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house per lot as shown on the registered plan;

(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a front lot line is 4.5 metres;

(D) The minimum building setback from a side lot line is 1.0 metres on one side only;

(E) On a corner lot the minimum building setback from a side lot line is:

   (i) 3.0 metres where the side lot line abuts the street; and

   (ii) 1.0 metres from the other side lot line;

(F) The minimum building setback from a rear lot line is 6.5 metres;

(G) The maximum lot coverage is 50%;

(H) The required parking space must be located in a building;

(I) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(J) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards; and

(K) The maximum height of a building or structure is 10.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(145) Exception RS 145
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(F) The minimum building setback from a lot line that abuts Neilson Rd., Finch Ave., Tapscott Rd. or the railway right-of-way is 7.5 metres;
(G) The maximum lot coverage is 40%; and
(H) A semi-detached garage may be located on the common lot line and in all other cases it must be 0.3 metres from all side lot lines.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RS 146
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The maximum lot coverage is 40%.
(D) A semi-detached garage may be located on the common lot line and in all other cases it must be 0.3 metres from all side lot lines.
(E) If the lot has a semi-detached house the following applies:
   (i) the minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit; and
   (ii) the minimum lot area is 613 square metres per semi-detached house and 305 square metres for each dwelling unit; and
(F) If the lot has a detached house the following applies:
   (i) the minimum lot frontage is 9.0 metres; and
   (ii) the minimum lot area is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RS 147
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum building setback from a side lot line is 1.0 metres;
(C) The minimum building setback from a lot line that abuts a street is 3.0 meters;
(D) The minimum building setback from a rear lot line is 6.0 metres;
(E) The maximum lot coverage is 50%;
(F) The maximum height of a building is 10.0 metres;
(G) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards; and
   (i) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(148) **Exception RS 148**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum building setback from a side lot line is 1.0 metres;
(C) The minimum building setback from a lot line that abuts a street is 3.0 meters;
(D) The minimum building setback from a rear lot line is 6.0 metres;
(E) The maximum height of a building is 10.0 metres;
(F) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(H) The required parking space must be located in a building;

Prevailing By-laws and Prevailing Sections: (None Apply)

(149) **Exception RS 149**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(F) The minimum building setback from a lot line that abuts Neilson Rd., Sheppard Ave., Tapscott Rd. or Washburn Way is 7.5 metres;
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(150) **Exception RS 150**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(F) The minimum building setback from a lot line that abuts Neilson Rd., Sheppard Ave., Tapscott Rd., or Milner Ave. is 7.5 metres;
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(H) The maximum lot coverage is 50%;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 33, of former City of Scarborough by-law 14402.

(151) **Exception RS 151**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(F) The minimum building setback from a lot line that abuts Neilson Rd., Sheppard Ave., Tapscott Rd., or Milner Ave. is 7.5 metres;
(G) The required parking space must be located in the residential building;
(H) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(I) The maximum lot coverage is 40%;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 33, of former City of Scarborough by-law 14402.

(152) Exception RS 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(F) The minimum building setback from a lot line that abuts Neilson Rd., Sheppard Ave., Tapscott Rd., or Milner Ave. is 7.5 metres;
(G) The required parking space must be located in the residential building;
(H) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(153) Exception RS 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The maximum height is the lesser of 3 storeys or 10.0 metres; and
(H) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(154) Exception RS 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;

(B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 27.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave., Ellesmere Rd., and Kennedy Rd.; and

   (ii) 16.0 metres, measured from the original centreline of the **street**, in all other cases;

(D) The minimum **building setback** from a **side lot line** is 2.4 metres; and

(E) In addition to the types of **residential buildings** permitted in this zone, a **duplex** is also permitted.

**Prevailing By-laws and Prevailing Sections: (None Apply)**

(155) **Exception RS 155**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;

(F) The maximum **lot coverage** is 40%;

(G) The required **parking space** must be located in the **residential building**; and

(H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

**Prevailing By-laws and Prevailing Sections: (None Apply)**

(156) **Exception RS 156**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **front lot line** is 3.0 metres;

(F) Nothing may encroach into a required yard setback;

(G) The required **parking space** must be located in the **residential building**; and

(H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

**Prevailing By-laws and Prevailing Sections: (None Apply)**

(157) **Exception RS 157**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
(F) The minimum **building setback** from a **lot line** that abuts Berner Trail, Mammoths Hall Trail, or Malvern St. is 7.5 metres; and

(G) The required **parking space** must be located in the **residential building**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(158) **Exception RS 158**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
(F) The minimum **building setback** from a **lot line** that abuts Berner Trail, Greenspire Rd., or Malvern St. is 7.5 metres;
(G) The required **parking space** must be located in the **residential building**; and

(H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(159) **Exception RS 159**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **front lot line** is 3.0 metres;
(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and

(F) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(160) **Exception RS 160**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 700-2005.

(161) **Exception RS 161**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **side lot line** is 1.5 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be set back a minimum of 0.3 metres from a one **side lot line**; and
(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(162) **Exception RS 162**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(163) **Exception RS 163**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(164) **Exception RS 164**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(B) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(C) The required **parking space** must be located in the **residential building**;
(D) If the **lot** has a **semi-detached house** the following applies:
   (i) the minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
   (ii) the minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
   (iii) for a **corner lot** the minimum **lot frontage** is 19.5 metres; and
   (iv) the minimum **building setback** from a **side lot line** is 0.9 metres; and
(E) If the **lot** has a **detached house** the following applies:
(i) the minimum **lot frontage** is 7.5 metres;
(ii) the minimum **lot area** is 255 square metres;
(iii) for a **corner lot** the minimum **lot frontage** is 12.0 metres; and
(iv) the minimum **building setback** from a **side lot line** is 0.9 metres.

**Prevailing By-laws and Prevailing Sections: (None Apply)**

**(165) Exception RS 165**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
(B) The minimum **building setback** from a **front lot line** that abuts a **street** is:
   (i) 6.0 metres where the **rear lot line** also abuts a **street**; and
   (ii) 5.1 metres in all other cases;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) The minimum **building setback** from a **lot line** that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
(G) The required **parking space** must be located in the **residential building**.

**Prevailing By-laws and Prevailing Sections: (None Apply)**

**(166) Exception RS 166**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **side lot line** that abuts a **street** is 6.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(D) The required **parking space** must be located in the **residential building**;
(E) If the **lot** has a **semi-detached house** the following applies:
   (i) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**; and
   (ii) the minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
(F) If the **lot** has a **detached house** the following applies:
   (i) the minimum **lot frontage** is 9.0 metres; and
   (ii) the minimum **lot area** is 305 square metres.

**Prevailing By-laws and Prevailing Sections: (None Apply)**

**(167) Exception RS 167**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) The minimum **building setback** from a **side lot line** is:

   (i) 18.0 metres where the **lot line** abuts Steeles Ave., Warden Ave. or Kennedy Rd.; and

   (ii) 12.0 metres where the **lot line** abuts Pharmacy Ave. or Birchmount Rd.;

(G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(168) **Exception RS 168**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The minimum **building setback** from a **side lot line** is 0.9 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;

(F) An attached garage must be set back a minimum of 0.3 metres from one **side lot line**; and

(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(169) **Exception RS 169**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The maximum **lot coverage** is 50%;

(E) The minimum **building setback** from a **side lot line** is 1.0 metres and nothing may encroach into that setback area; and

(F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(170) **Exception RS 170**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The maximum **lot coverage** is 50%;

(E) The minimum **building setback** from a **side lot line** is 1.0 metres; and

(F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)
(171) Exception RS 171
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 1.0 metres;
(B) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(C) The maximum lot coverage is 50%;
(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(E) The required parking space must be located in a building;
(F) If the lot has a semi-detached house the following applies:
   (i) the minimum lot frontage is 15.0 metres per semi-detached house and 7.5 metres for each dwelling unit; and
   (ii) the minimum lot area is 510 square metres per semi-detached house and 255 square metres for each dwelling unit; and
(G) If the lot has a detached house the following applies:
   (i) the minimum lot frontage is 7.5 metres; and
   (ii) the minimum lot area is 255 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(172) Exception RS 172
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house on a lot shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.0 metres;
(E) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(F) The maximum lot coverage is 50%;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(H) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(173) Exception RS 173
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) The minimum building setback from a lot line that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
(D) The required parking space must be located in the residential building;
(E) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(F) If the lot has a semi-detached house the following applies:
   (i) the minimum lot frontage is 15.5 metres per semi-detached house and 7.7 metres for each dwelling unit; and
(ii) the minimum lot area is 529 square metres per semi-detached house and 264 square metres for each dwelling unit; and

(G) If the lot has a detached house the following applies:

(i) the minimum lot frontage is 7.7 metres; and
(ii) the minimum lot area is 264 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(174) Exception RS 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house on a lot shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 0.9 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(175) Exception RS 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house on a lot shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The maximum lot coverage is 40%;
(G) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(H) The required parking space must be located in the residential building; and
(I) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(176) Exception RS 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house on a lot shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a front lot line that abuts Braymore Blvd. is 7.5 metres;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(G) The maximum lot coverage is 40%;
(H) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(I) The required parking space must be located in the residential building; and
(J) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(177) Exception RS 177
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of one semi-detached house on a lot shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a front lot line that abuts a street is:
   (i) 7.5 metres where the front lot line abuts Braymore Blvd. or Dean Rd.; and
   (ii) 6.0 metres in all other cases;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(G) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(H) The maximum lot coverage is 40%; and
(I) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(178) Exception RS 178
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of one semi-detached house on a lot shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(G) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(H) The maximum lot coverage is 40%; and
(I) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(179) Exception RS 179
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 17.4 metres for a semi-detached house and 8.7 metres for each dwelling unit;
(B) The minimum lot area is 400 square metres for a semi-detached house and 200 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 8.7 metres and the minimum lot area is 200 square metres;
(D) The minimum building setback from a front lot line that abuts a street is 3.0 metres;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a rear lot line is 7.25 metres;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;

(H) The maximum lot coverage is 55%; and

(I) The maximum height of a building is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(180) Exception RS 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a rear lot line is 7.25 metres;

(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;

(D) The maximum lot coverage is 55%;

(E) The maximum height of a building 12.5 metres;

(F) If the lot has a semi-detached house the following applies:

(i) the minimum lot frontage is 17.4 metres for a semi-detached house and 8.7 metres for each dwelling unit;

(ii) the minimum lot area is 400 square metres for a semi-detached house and 200 square metres for each dwelling unit; and

(iii) the minimum building setback from a side lot line is 1.2 metres; and

(G) If the lot has a detached house the following applies:

(i) the minimum lot frontage is 10.7 metres;

(ii) the minimum lot area is 250 square metres; and

(iii) the minimum building setback from a side lot line is 1.2 metres on one side and 0.6 metres on the other side.

Prevailing By-laws and Prevailing Sections: (None Apply)

(181) Exception RS 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one dwelling unit per lot as shown on the registered plan;

(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(C) The minimum lot area is that which existed on the day of the enactment of this By-law;

(D) The minimum building setback from a front lot line is 4.5 metres;

(E) The minimum building setback from a side lot line is 0.9 metres on one side and 0.3 metres on the other side and nothing may encroach into that setback area;

(F) The minimum building setback from a side lot line that abuts a street is 3.0 metres;

(G) The maximum lot coverage is 50%;

(H) The maximum height of the a building is the lesser of 3 storeys or 9.5 metres;

(I) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(J) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(182) Exception RS 182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions

(A) A maximum of one dwelling unit per lot as shown on the registered plan;

(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

Prevailing By-laws and Prevailing Sections:

(A) Schedule “C” Exception 24, of former City of Scarborough by-law 12077.

(C) The minimum lot area is that which existed on the day of the enactment of this By-law;

(D) The required parking space must be located in a building;

(E) The maximum height of the a building is the lesser of 3 storeys or 9.5 metres; and

(F) The maximum lot coverage is 50%.

(185) Exception RS 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one dwelling unit in a semi-detached house per lot shown on the registered plan;

(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) If the common wall of the semi-detach house does not exist above grade the minimum separation between the mains walls is 1.2 metres;

(E) The maximum height of a building is 12.5 metres; and

(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(186) Exception RS 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one dwelling unit per lot shown on the registered plan and located in either a detached house or a semi-detached house;

(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;

(D) The maximum height of a building is 12.5 metres;

(E) A lot with a semi-detached house must comply with the following:

   (i) the minimum building setback from a side lot line is 1.2 metres; and
   (ii) If the common wall of the semi-detach house does not exist above grade the minimum separation between the main walls is 1.2 metres; and

(F) A lot with a detached house, the minimum building setback from a side lot line is 1.2 metres on one side and 0.6 metres on the other side.

Prevailing By-laws and Prevailing Sections: (None Apply)

(187) Exception RS 187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one dwelling unit per lot shown on the registered plan and located in either a detached house or a semi-detached house;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

(C) A **lot** with a **semi-detached house** must comply with the following:

(i) a maximum of one **dwelling unit** per **lot** shown on the registered plan and located in a **semi-detached house**;

(ii) the minimum **building setback** from a **side lot line** is 1.2 metres; and

(iii) If the common wall of the semi-detached house does not exist above grade the minimum separation between the walls is 1.2 metres; and

(D) The maximum height of a **building** is 12.5 metres;

(D) A **lot** with a **detached house** must comply with the following:

(i) the minimum **lot frontage** is 9.0 metres;

(ii) the minimum **lot area** is 220 square metres; and

(iii) the minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side.

Prevailing By-laws and Prevailing Sections: (None Apply)

(188) **Exception RS 188**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30967; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(189) **Exception RS 189**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.17(21) of the former City of North York zoning by-law 7625.

(190) **Exception RS 190**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In all cases the following applies:

(i) the minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the **street**; and

(ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres;

(B) If the **lot** has a **detached house** the following applies:

(i) the minimum **lot frontage** is 7.5 metres;

(ii) the minimum **lot area** is 260 square metres; and

(iii) the minimum **building setback** from a **side lot line** is 0.45 on one side only metres;

(C) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:

(i) the minimum **lot frontage** is 15.0 metres;

(ii) the minimum **lot area** is 483 square metres; and
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(iii) the minimum building setback from a side lot line is 0.9 metres; and [By-law: 1774-2019]

(D) If a lot has a semi-detached house the following applies to each part of the building with a dwelling unit:

(i) the minimum lot frontage is 7.5 metres; and
(ii) the minimum lot area is 240 square metres. [By-law: 1774-2019]

Prevailing By-laws and Prevailing Sections: (None Apply)

(191) Exception RS 191
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) The City of Toronto by-law 1207-2009; and
(B) On 115 Torbarrie Rd., Section 64.17(36) of the former City of North York zoning by-law 7625.

(192) Exception RS 192
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 276-2002.

(196) Exception RS 196
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line abutting a street is 3.0 metres;
(B) The maximum lot coverage is 45%;
(C) A lot with a semi-detached house must comply with the following:

(i) the minimum lot frontage is 15.0 metres per semi-detached house and 7.5 metres for each dwelling unit;
(ii) the minimum lot area is 495 square metres per semi-detached house and 245 square metres for each dwelling unit; and
(iii) the minimum building setback from a side lot line is 0.9 metres; and

(D) A lot with a detached house must comply with the following:

(i) the minimum lot frontage is 9.0 metres;
(ii) the minimum lot area is 270 square metres;
(iii) the minimum building setback from a side lot line is 0.9 metres on one side and 0.3 on the other side; and
(iv) the minimum building setback from a side lot line that abuts a street is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(197) Exception RS 197
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot area is that which existed on the day of the enactment of this By-law;
(B) A main wall of a garage must be set back a minimum of 8.5 metres from a lot line that abuts a street;
(C) These lands must comply with exception 900.4.10(336);

(D) If the lot has a semi-detached house the following applies:

(i) the minimum lot frontage is 20.0 metres per semi-detached house and 10.0 metres for each dwelling unit; and

(ii) the minimum building setback from a side lot line is 1.8 metres; and

(E) If the lot has a detached house the following applies:

(i) the minimum lot frontage is 10.0 metres; and

(ii) the minimum building setback from a side lot line is 1.8 metres on one side and 0.3 metres on the other side.

Prevailing By-laws and Prevailing Sections: (None Apply)

(199) Exception RS 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house on a lot shown on the registered plan;

(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(C) The minimum lot area is that which existed on the day of the enactment of this By-law;

(D) The minimum building setback from a side lot line is 0.9 metres;

(E) The minimum building setback from a side lot line that abuts a street is 3.0 metres;

(F) For a garage the minimum building setback from a side lot line is 0.3 metres;

(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(H) The maximum lot coverage is 50%;

(I) The required parking space must be located in the residential building; and

(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(200) Exception RS 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:

(i) 26 metres where the front lot line abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave., measured from the original centreline of the street; and

(ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The minimum building setback from a lot line that abuts a street is:

(i) 7.5 metres where the side lot line abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and

(ii) 4.5 metres in all other cases where the side lot line abuts a street;

(D) The maximum lot coverage is 60%;

(E) The required parking space must be located in the residential building;

(F) These lands must comply with exception 900.4.10(336);

(G) A lot with a semi-detached house must comply with the following:

(i) the minimum lot frontage is 15.0 metres per semi-detached house and 7.5 metres for each dwelling unit;

(ii) on a corner lot the minimum lot frontage is 18.0 metres; and
(iii) the minimum **lot area** is 510 square metres per **semi-detached house** and 250 square metres for each **dwelling unit**; and

(H) A **lot** with a **detached house** must comply with the following:

(i) the minimum **lot frontage** is 7.5 metres;

(ii) on a **corner lot** the minimum **lot frontage** is 10.5 metres; and

(iii) the minimum **lot area** is 250 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(201) **Exception RS 201**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

(i) 26 metres where the **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave., measured from the original centreline of the **street**; and

(ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is 0.9 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is:

(i) 7.5 metres where the **side lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and

(ii) 4.5 metres in all other cases;

(D) The maximum **lot coverage** is 60%;

(E) The required **parking space** must be located in the **residential building**;

(F) These lands must comply with exception 900.4.10(336);

(G) A **lot** with a **semi-detached house** must comply with the following:

(i) the minimum **lot frontage** is 10.5 metres per **semi-detached house** and 5.25 metres for each **dwelling unit**; and

(ii) the minimum **lot area** is 510 square metres per **semi-detached house** and 250 square metres for each **dwelling unit**; and

(H) A **lot** with a **detached house** must comply with the following:

(i) the minimum **lot frontage** is 5.25 metres; and

(ii) the minimum **lot area** is 250 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(202) **Exception RS 202**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The minimum **building setback** from a **front lot line** is:

(i) 7.5 metre if **front lot line** abuts Middlefield Rd. or McNicoll Ave.;

(ii) for the odd numbered **lots** municipally known as 55 to 95 Treetops Ct., 127 to 137 Valley Stream Dr., and 27 to 33 Green Spring Dr., and the even numbered **lots** 28 to 30 Muirlands Dr., 200 to 202 Ingleton Blvd., 48, 50, 82 and 84 Green Springs Dr., the minimum **building setback** from the **front lot line** is 4.5 metres, but the portion of the **main wall** with an entrance to a **parking space** must be set back a minimum of 6.0 metres; and
(iii) 6.0 metres in all other cases;

(E) The minimum building setback from a side lot line is 0.9 metres;

(F) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the side lot line abuts Middlefield Rd. or McNicoll Ave.; and
   (ii) 4.5 metres in all other cases;

(G) For a garage the minimum building setback from a side lot line is 0.3 metres;

(H) The maximum lot coverage is 50%;

(I) The required parking space must be located in the residential building; and

(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(203) Exception RS 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house on a lot shown on the registered plan;

(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(C) The minimum lot area is that which existed on the day of the enactment of this By-law;

(D) The minimum building setback from a front lot line is:
   (i) 7.5 metre if it abuts Middlefield Rd. or McNicoll Ave.; and
   (ii) 6.0 metres in all other cases;

(E) The minimum building setback from a side lot line is 0.9 metres;

(F) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the side lot line abuts Middlefield Rd. or McNicoll Ave.; and
   (ii) 4.5 metres in all other cases;

(G) The maximum lot coverage is 50%;

(H) For a garage the minimum building setback from a side lot line is 0.3 metres;

(I) The required parking space must be located in the residential building; and

(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(204) Exception RS 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 7.5 metre if it abuts Middlefield Rd. or McNicoll Ave.; and
   (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 0.9 metres;

(C) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the side lot line abuts Middlefield Rd. or McNicoll Ave.; and
   (ii) 3.0 metres in all other cases;

(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(E) The maximum lot coverage is 50%;

(F) For a garage the minimum building setback from a side lot line is 0.3 metres;
(G) The required **parking space** must be located in the **residential building**;

(H) These lands must comply with exception 900.4.10(336);

(I) A maximum of one **semi-detached house** on a **lot** shown on the registered plan; and

(J) If a **lot** has a **detached house** it must comply to the following:

(i) The minimum **lot frontage** is 6.0 metres; and

(ii) The minimum **lot area** is 209 square metres.

**Prevailing By-laws and Prevailing Sections: (None Apply)**

(205) **Exception RS 205**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The minimum **building setback** from a **side lot line** is 0.9 metres;

(E) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;

(F) The maximum **lot coverage** is 50%;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections: (None Apply)**

(206) **Exception RS 206**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The minimum **building setback** from a **front lot line** is:

(i) 7.5 metres where the **front lot line** abuts Brimley Rd. or Midland Ave.; and

(ii) 6.0 metres in all other cases;

(E) The minimum **building setback** from a **side lot line** is 0.9 metres;

(F) The minimum **building setback** from a **side lot line** that abuts a **street** is:

(i) 7.5 metres where the **lot line** abuts Brimley Rd. or Midland Ave.; and

(ii) 4.5 metres in all other cases;

(G) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;

(H) The required **parking space** must be located in the **residential building**;

(I) The maximum **lot coverage** is 50%; and

(J) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections: (None Apply)**

(208) **Exception RS 208**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.0 metres on one side only;
(E) The minimum building setback from a side lot line that abuts a street is 3.0 metres;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(G) The maximum lot coverage is 50%;
(H) The required parking space must be located in a building; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RS 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is 0.9 metres;
(B) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(C) The maximum lot coverage is 60%;
(D) For a garage the minimum building setback from a side lot line is 0.3 metres;
(E) The required parking space must be located in the residential building;
(F) These lands must comply with exception 900.4.10(336);
(G) A lot with a semi-detached house must comply with the following:
   (i) the minimum lot frontage is 15.0 metres per semi-detached house and 7.5 metres for each dwelling unit;
   (ii) For a corner lot the minimum lot frontage is 18.0 metres per semi-detached house and 10.5 metres for the dwelling unit abutting the flankage side yard; and
   (ii) the minimum lot area is 510 square metres per semi-detached house and 250 square metres for each dwelling unit; and

(H) A lot with a detached house must comply with the following:
   (i) the minimum lot frontage is 9.0 metres for a corner lot and 7.5 metres in all other cases; and
   (ii) the minimum lot area is 250 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RS 210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Sections 64.17(7), 64.17(16), and 64.17(23) of the City of North York zoning by-law 7625.

Exception RS 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 159-2002 (OMB).

Exception RS 212
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.17(11) of the City of North York zoning by-law 7625.

(213) Exception RS 213
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The maximum lot coverage is 50%;
   (B) The minimum front yard setback is 6 metres;
   (C) The minimum rear yard setback is 7.5 metres; and
   (D) The minimum side yard setback is 1.2 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(214) Exception RS 214
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 339 1/2 and 339A Dawes Rd., Section 7.5.4.12, of the former Borough of East York zoning by-law 6752.

(215) Exception RS 215
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 57-63 Chapman Ave., Section 7.5.4.14, of the former Borough of East York zoning by-law 6752.

(216) Exception RS 216
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 45 and 47 Torrens Ave., Section 7.5.4.15, of the former Borough of East York zoning by-law 6752.

(217) Exception RS 217
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 214 King Edward Ave., Section 7.5.4.20, of the former Borough of East York zoning by-law 6752.
   (A) On 241 King Edward Ave., Section 7.5.4.20, of the former Borough of East York zoning by-law 6752. [By-law: 607-2015 Under Appeal]
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 127 and 129 Torrens Ave., Section 7.5.4.21, of the former Borough of East York zoning by-law 6752.

(219) Exception RS 219
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 53-55 Rayoak Dr., Section 64.17(10) of the City of North York zoning by-law 7625.

(220) Exception RS 220
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 264 Monarch Ave., Section 7.5.4.27.1, of the former Borough of East York zoning by-law 6752.

(221) Exception RS 221
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 153 Torrens Ave., Section 7.5.4.37, of the former Borough of East York zoning by-law 6752.

(222) Exception RS 222
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.17(11) of the City of North York zoning by-law 7625.

(223) Exception RS 223
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 189 Woodville Avenue, Section 12.1.34, of the former Borough of East York zoning by-law 6752.

(224) Exception RS 224
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 551 Sammon Ave., Section 12.1.35, of the former Borough of East York zoning by-law 6752.
(225) Exception RS 225
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 90 Leroy Ave., Section 7.5.4.28, of the former Borough of East York zoning by-law 6752.

(226) Exception RS 226
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 54 Holborne Ave., Section 7.5.4.29, of the former Borough of East York zoning by-law 6752.

(227) Exception RS 227
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 1141 Broadview Ave., Section 7.5.4.32, of the former Borough of East York zoning by-law 6752.

(228) Exception RS 228
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 16(201) of the former City of York zoning by-law 1-83.

(229) Exception RS 229
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The maximum lot coverage is 40%;
(G) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(H) The required parking space must be located in the residential building; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(230) Exception RS 230
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(F) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(231) Exception RS 231
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is 15.0 metres per semi-detached house and 7.5 metres for each dwelling unit;
(C) The minimum lot area is 555 square metres per semi-detached house and 275 square metres for each dwelling unit;
(D) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Kennedy Rd. or Finch Ave.; and
   (ii) 6.0 metres in all other cases;
(E) Despite (D) the side main wall of a garage must be at least 3.0 metres from a side lot line that abuts a street;
(F) The minimum building setback from a side lot line is 1.2 metres;
(G) The maximum lot coverage is 50%;
(H) The required parking space must be located in the residential building; and
   (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(232) Exception RS 232
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 meters where the lot line abuts Warden Ave.; and
   (ii) 6.0 metres in all other cases;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The maximum lot coverage is 40%;
(G) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(H) The required parking space must be located in the residential building; and
   (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(233) Exception RS 233
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(A) A maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(234) Exception RS 234
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 15.0 metres per semi-detached house and 7.5 metres for each dwelling unit;
(B) The minimum lot area is 613 square metres per semi-detached house and 305 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 305 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The maximum lot coverage is 40%;
(F) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(235) Exception RS 235
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 613 square metres per semi-detached house and 305 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 305 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The maximum lot coverage is 40%;
(G) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(H) The required parking space must be located in the residential building; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(236) Exception RS 236
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(G) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(H) The required parking space must be located in the residential building; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(237) Exception RS 237
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one semi-detached house per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a front lot line is:
   (i) 7.5 metres when the lot line abuts Davisbrook Boulevard; and
   (ii) 6.0 metres in all other cases;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(G) The maximum lot coverage is 40%;
(H) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(I) The required parking space must be located in the residential building; and
(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(238) Exception RS 238
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 meters where the lot line abuts Warden Ave.; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The maximum lot coverage is 40%;
(D) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(E) The required parking space must be located in the residential building; and
(F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and PrevailingSections: (None Apply)

(239) Exception RS 239
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 3.0 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(D) The maximum **lot coverage** is 50%; and

(E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(240) **Exception RS 240**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 3.0 metres;

(B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(C) The maximum **lot coverage** is 50%;

(D) These lands must comply with exception 900.4.10(336);

(E) A **lot** with a **semi-detached house** must comply with the following:
   
   (i) the minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
   
   (ii) the minimum **lot area** is 600 square metres per **semi-detached house** and 300 square metres for each **dwelling unit**; and
   
   (iii) the minimum **building setback** from a **side lot line** is 1.0 metres; and

(F) A **lot** with a **detached house** must comply with the following:
   
   (i) the minimum **lot frontage** is 7.5 metres;
   
   (ii) the minimum **lot area** is 300 square metres; and
   
   (iii) the minimum **building setback** from a **side lot line** is 1.0 metres on one side only.

Prevailing By-laws and Prevailing Sections: (None Apply)

(241) **Exception RS 241**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

   (A) City of Toronto by-law 799-2004; and
   
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(242) **Exception RS 242**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

   (A) Former City of North York by-law 31426; and
   
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(243) **Exception RS 243**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

   (A) On 1150 Woodbine Ave., Section 7.5.4.34, of the former Borough of East York zoning by-law 6752.
(244) Exception RS 244
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 41 to 63 Halsey Ave., Section 7.5.4.38, of the former Borough of East York zoning by-law 6752.

(245) Exception RS 245
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a semi-detached houses:
(i) the minimum lot frontage is 11.0 metres;
(ii) the maximum height of a building is 11.0 metres and not more than 3 storeys;
(iii) the maximum floor space index is 0.94;
(iv) the minimum front yard setback is 3.0 metres;
(v) the minimum rear yard setback is 6.0 metres;
(vi) the minimum side yard setback is 0.6 metres, except the northerly most semi-detached house on a lot which the minimum north side yard setback is 3.0 metres;
(vii) the semi-detached house must front onto Wright Ave. or Gibson Ave.; and
(viii) the vehicle access to the parking spaces on the lots with semi-detached house must be from the public lane at the rear of the lots;

(B) religious residence must:
(i) be of a lot with:
   (a) a minimum lot frontage of 45.0 metres on Pine St.;
   (b) a minimum front yard setback of 4.0 metres;
   (c) a minimum rear yard setback of 20.0 metres;
   (d) a minimum side yard setback of 6.0 metres;
   (e) only one driveway access and it must be on Pine St.; and
   (f) a minimum of 12 parking space of which 1 must be an accessible parking space; and
(ii) be in a building that has:
   (a) a maximum height of a building is 15.0 metres and not more than 3 storeys;
   (b) a maximum floor space index of 1.15; and
   (c) the maximum gross floor area for ancillary commercial and workshop uses in the religious residence of 950 square metres; and

(C) A portion of the lands at the rear of the semi-detached lots and the religious residence must be conveyed to the City of Toronto and dedicated by City by-law for a minimum 9.15 metre wide public lane. A 0.3 metre wide portion of land across the terminus of the public lane at Pine St. and the north limit of the lands must be conveyed to the City for reserve purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

(246) Exception RS 246
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum front yard setback from the street line of Jane St. is 6.0 metres.
(A) The minimum **front yard setback** from the **street** line of Jane St. is 6.0 metres; and [ By-law: 607-2015 Under Appeal ]

(B) The minimum **lot frontage** is 8.0 metres for a **detached house**. [ By-law: 607-2015 Under Appeal ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(247) **Exception RS 247**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A **detached house** is permitted on a **lot** if:

(i) the maximum **lot coverage** is 40%;
(ii) the maximum height of a **building** is 9.3 metres to the mid-point of the roof;
(iii) the maximum floor space index is 1.0;
(iv) the minimum **front yard setback** is 6.0 metres;
(v) the minimum **rear yard setback** is 6.0 metres; and
(v) the minimum **rear yard setback** is 6.0 metres; [ By-law: 607-2015 Under Appeal ]

(vi) the minimum **side yard setback** is 0.6 metres on one side and 1.2 metres on the other side;

(vi) the minimum **side yard setback** is 0.6 metres on one side and 1.2 metres on the other side; and [ By-law: 607-2015 Under Appeal ]

(vii) the minimum **lot frontage** is 8.0 metres. [ By-law: 607-2015 Under Appeal ]

(B) A **semi-detached house** is permitted on a **lot** if:

(i) the maximum **lot coverage** is 45%;
(ii) the maximum height of a **building** is 9.3 metres to the mid-point of the roof;
(iii) the maximum floor space index is 1.0;
(iv) the minimum **front yard setback** is 6.0 metres
(v) the minimum **rear yard setback** is 6.0 metres; and
(vi) the minimum **side yard setback** is 1.2 metres; and

(C) Each **dwelling unit** must have a private garage.

Prevailing By-laws and Prevailing Sections: (None Apply)

(248) **Exception RS 248**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 65 and 67 Chapman Ave., Section 7.5.4.9, of the former Borough of East York zoning by-law 6752.

(251) **Exception RS 251**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;

(B) The minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;

(C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
(F) The maximum **lot coverage** is 40%;
(G) The required **parking space** must be located in the **residential building**;
(H) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(I) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**Exception RS 252**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres, where the **lot line** abuts Finch Ave., Placentia Blvd. or Middlefield Rd.; and
   (ii) 6.0 metres where the **lot line** abuts any other **street**;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(H) The required **parking space** must be located in the **residential building**; and

(I) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**Exception RS 253**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
(B) The minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
(C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.; and
   (ii) 6.0 metres where the **lot line** abuts any other **street**;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(H) The required **parking space** must be located in the **residential building**;
(I) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(J) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)
(254) **Exception RS 254**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per lot on a registered plan;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.;

   (ii) 6.0 metres where the **lot line** abuts any other **street**;

(E) The minimum **building setback** from a **side lot line** is 1.2 metres;

(F) The maximum **lot coverage** is 40%;

(G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(H) The required **parking space** must be located in the **residential building**; and

(I) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(255) **Exception RS 255**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per lot on a registered plan;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 7.5 metres, where the **lot line** abuts Finch Ave., McCowan Rd. or Middlefield Rd.; and

   (ii) 6.0 metres where the **lot line** abuts any other **street**;

(E) The minimum **building setback** from a **side lot line** is 1.2 metres;

(F) The maximum **lot coverage** is 40%;

(G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(H) The required **parking space** must be located in the **residential building**; and

(I) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(256) **Exception RS 256**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per lot on a registered plan;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 7.5 metres where the **lot line** abuts Finch Ave., Brimley Rd. or Midland Ave.;

   (ii) 6.0 metres where the **lot line** abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and

   (iii) 3.6 metres where the **lot line** abuts any other **street**;

(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The maximum lot coverage is 40%;
(G) A garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(257) Exception RS 257
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 557 square metres per semi-detached house and 277 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 277 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The maximum lot coverage is 40%;
(F) The required parking space must be located in the residential building;
(G) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(258) Exception RS 258
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 16.5 metres per semi-detached house and 8.25 metres for each dwelling unit;
(B) The minimum lot area is 557 square metres per semi-detached house and 277 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 8.25 metres and the minimum lot area is 277 square metres;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The maximum lot coverage is 40%;
(G) The required parking space must be located in the residential building;
(H) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(259) Exception RS 259
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per **lot** on a registered plan;

(D) The minimum **building setback** from a **side lot line** is 0.9 metres;

(E) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;

(F) The maximum **lot coverage** is 50%;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(260) **Exception RS 260**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per **lot** on a registered plan;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 7.5 metres where the **lot line** abuts McCowan Rd., Brimley Rd. or Brimwood Blvd.; and

   (ii) 6.0 metres where the **lot line** abuts any other **street**;

(E) The minimum **building setback** from a **side lot line** is 1.2 metres;

(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(G) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(261) **Exception RS 261**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per **lot** on a registered plan;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) The minimum **building setback** from a **side lot line** is 1.0 metres;

(F) The maximum **lot coverage** is 40%;

(G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;

(H) The required **parking space** must be located in the **residential building**; and

(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(262) **Exception RS 262**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per **lot** on a registered plan;

(D) The minimum **building setback** from a **side lot line** is 1.0 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) The maximum **lot coverage** is 50%;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(263) **Exception RS 263**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;

(B) The minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;

(C) If a **lot** has a **detached house**, the minimum **lot frontage** is 7.5 metres and the minimum **lot area** is 255 square metres;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) The minimum **building setback** from a **side lot line** is 1.0 metres;

(F) The maximum **lot coverage** is 50%;

(G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;

(H) The required **parking space** must be located in a **building**; and

(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(264) **Exception RS 264**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;

(B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;

(C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) The minimum **building setback** from a **side lot line** is 1.0 metres;

(F) The maximum **lot coverage** is 50%;

(G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;

(H) The required **parking space** must be located in a **building**; and

(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(265) **Exception RS 265**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
(F) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
(G) The maximum **lot coverage** is 40%;
(H) The required **parking space** must be located in the **residential building**; and
(I) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(266) **Exception RS 266**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
(B) The minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
(C) If a **lot** has a **detached house**, the minimum **lot frontage** is 7.5 metres and the minimum **lot area** is 255 square metres;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   (i) 7.5 metres where the **lot line** abuts White Heather Boulevard, McCowan Rd. or Richmond Park Boulevard; and
   (ii) 6.0 metres where the **lot line** abuts any other **street**;
(F) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
(G) The maximum **lot coverage** is 40%;
(H) The required **parking space** must be located in the **residential building**; and
(I) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(267) **Exception RS 267**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres where the **lot line** abuts White Heather Boulevard, McCowan Rd. or Richmond Park Boulevard; and
   (ii) 6.0 metres where the **lot line** abuts any other **street**;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(G) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
(H) The maximum **lot coverage** is 40%;
(I) The required **parking space** must be located in the **residential building**; and
(J) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(268) **Exception RS 268**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a lot line that abuts a street is:
   (i) 9.0 metres where the lot line abuts Sandhurst Circle;
   (ii) 7.5 metres where the lot line abuts White Heather Boulevard; and
   (iii) 6.0 metres where the lot line abuts any other street;
(E) The minimum building setback from a side lot line is 1.2 metres:
(F) The minimum building setback from a side lot line that abuts a street is:
   (i) 6.0 metres where the lot line abuts Sandhurst Circle; and
   (ii) 3.5 metres where the lot line abuts any other street;
(G) A garage must be set back from a side lot line that does not abut a street a minimum of 0.3 metres;
(H) The maximum lot coverage is 40%;
(I) The required parking space must be located in the residential building; and
(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(269) Exception RS 269
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 1.0 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be set back from a side lot line that does not abut a street a minimum of 0.3 metres;
(G) The maximum lot coverage is 40%;
(H) The required parking space must be located in the residential building; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(270) Exception RS 270
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be set back from a side lot line that does not abut a street a minimum of 0.3 metres;
(G) The maximum lot coverage is 40%;
(H) The required parking space must be located in the residential building; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(271) Exception RS 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be set back from a side lot line that does not abut a street a minimum of 0.3 metres;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(272) Exception RS 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres, where the lot line abuts Finch Ave., McCowan Rd. or Sandhurst Circle; and
   (ii) 6.0 metres where the lot line abuts any other street;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(G) The maximum lot coverage is 40%;
(H) A garage must be set back from a side lot line that does not abut a street a minimum of 0.3 metres; and
(I) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(273) Exception RS 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line that abuts a street is:
   (i) 12.0 metres where the lot line abuts Huntingwood Dr.;
   (ii) 18.0 metres where the lot line abuts McCowan Rd.; and
   (iii) 4.5 metres in all other cases;
(E) The minimum building setback from a rear lot line that abuts:
(i) Huntingwood Dr. is 12.0 metres; and
(ii) McCowan Rd. is 18.0 metres;

(F) The minimum building setback from a side lot line is 1.2 metres;
(G) A garage must be set back from a side lot line that does not abut a street a minimum of 0.3 metres;
(H) The required parking space must be located in the residential building; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(274) Exception RS 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 19.5 metres per semi-detached house and 9.75 metres for each dwelling unit;
(B) The minimum lot area is 929 square metres per semi-detached house and 464 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.75 metres and the minimum lot area is 464 square metres;
(D) The minimum building setback from a front lot line is:
   (i) 36.0 metres where the lot line abuts Finch Ave. or McCowan Rd.; and
   (ii) 6.0 metres in all other cases;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The maximum lot coverage is 40%;
(G) A garage must be set back from a side lot line that does not abut a street a minimum of 0.3 metres;
(H) The required parking space must be located in the residential building;
(I) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and

(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(275) Exception RS 275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 12078.

(276) Exception RS 276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Sections 16(13) and 16(17) of the former City of York zoning by-law 1-83.

(277) Exception RS 277
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** for each **lot** on a registered plan;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 18.0 metres if the **lot line** abuts Victoria Park Ave.;
   (ii) 7.5 metres if the **lot line** abuts Chester Le Blvd. and Pharmacy Ave.; and
   (iii) 6.0 metres from any other **street**;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The maximum **lot coverage** is 40%;
(G) A garage must be at least 0.3 metres from a **side lot line**;
(H) The required **parking space** must be located in the **residential building**; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(278) Exception RS 278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 18.0 metres for a **semi-detached house**, and 9.0 metres for each **dwelling unit**;
(B) The minimum **lot area** is 613 square metres for a **semi-detached house**, and 305 square metres for each **dwelling unit**;
(C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres if the **lot line** abuts Victoria Park Ave. or Chester Le Blvd.; and
   (ii) 6.0 metres from any other **street**;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(G) The maximum **lot coverage** is 40%;
(H) A garage must be at least 0.3 metres from a **side lot line**;
(I) The required **parking space** must be located in the **residential building**; and
(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(279) Exception RS 279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** for each **lot** on a registered plan;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be at least 0.3 metres from a **side lot line**; and
(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(280) Exception RS 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) A maximum of two dwelling units for each lot on a registered plan;

(D) The minimum building setback from a side lot line is 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(F) A garage must be at least 0.3 metres from a side lot line;

(G) The required parking space must be located in the residential building; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(281) Exception RS 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) A maximum of two dwelling units for each lot on a registered plan;

(D) The minimum building setback from a lot line that abuts a Pharmacy Ave. or Warden Ave. is 7.5 metres;

(E) The minimum building setback from a side lot line is 1.2 metres;

(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(G) A garage must be at least 0.3 metres from a side lot line;

(H) The required parking space must be located in the residential building; and

(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(282) Exception RS 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) A maximum of two dwelling units for each lot on a registered plan;

(D) The portion of main wall with the entrance to a parking space must be set back a minimum of 5.7 metres from a lot line that abuts a street;

(E) The minimum building setback from a side lot line is 1.2 metres;

(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(G) The maximum lot coverage is 45%;

(H) A garage must be at least 0.3 metres from a side lot line;

(I) A garage must not have an interior width greater than 3.5 metres for each dwelling unit; and

(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RS 283
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of two dwelling units for each lot on a registered plan;
(B) The minimum building setback from a front lot line is:
   (i) 7.5 metres if it abuts LaPeer Blvd.; and
   (ii) 6.0 metres in all other cases;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The maximum lot coverage is 45%;
(F) The required parking space must be located in the residential building; and
(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RS 284
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units for each lot on a registered plan;
(D) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Birchmount Rd., Brookmill Blvd. or LaPeer Blvd.; and
   (ii) 6.0 metres from any other street;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(G) The maximum lot coverage is 40%;
(H) A garage must be at least 0.3 metres from a side lot line;
   (i) The required parking space must be located in the residential building; and
   (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RS 285
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 18.0 metres for a semi-detached house, and 9.0 metres for each dwelling unit;
(B) For a corner lot the minimum lot frontage is 21.0 metres for a semi-detached house;
(C) The minimum lot area is 557 square metres for a semi-detached house, and 278 square metres for each dwelling unit;
(D) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 278 square metres;
(E) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Birchmount Rd., L’Amoreaux Drive; and
   (ii) 6.0 metres from any other street;
(F) The minimum building setback from a side lot line is 1.2 metres;
(G) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(H) The minimum building setback from a rear lot line is 6.0 metres;
(I) The maximum lot coverage is 40%;
(J) The required parking space must be located in the residential building; and
(K) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(286) Exception RS 286
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres for a semi-detached house, and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 613 square metres for a semi-detached house, and 305 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 305 square metres;
(D) The minimum building setback from a lot line that abuts a street is 7.5 metres;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a rear lot line is 6.0 metres;
(G) The maximum lot coverage is 40%;
(H) The required parking space must be located in the residential building; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(287) Exception RS 287
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units for each lot on a registered plan;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) A garage must be at least 0.3 metres from a side lot line;
(F) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(G) The maximum lot coverage is 40%;
(H) The required parking space must be located in the residential building; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(288) Exception RS 288
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units for each lot on a registered plan;
(D) The minimum building setback from a lot line that abuts a street is:

(i) 18.0 metres if the lot line abuts Finch Ave. or Birchmount Rd.;
(ii) 7.5 metres if the lot line abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Rd. or Wayside Avenue; and
(iii) 6.0 metres from any other street;

(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(G) A garage must be at least 0.3 metres from a side lot line;
(H) The maximum lot coverage is 40%;
(I) The required parking space must be located in the residential building;
(J) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and

(K) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(289) Exception RS 289
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres for a semi-detached house, and 9.0 metres for each dwelling unit;
(B) If a lot has a detached house, the minimum lot frontage is 9.0 metres;
(C) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(D) The minimum building setback from a lot line that abuts a street is:
   (i) 18.0 metres if the lot line abuts Finch Ave. or Kennedy Rd.;
   (ii) 12.0 metres if the lot line abuts Silver Springs Boulevard, Dancy Avenue, Birchmount Rd.; and
   (iii) 6.0 metres from any other street;

(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(G) A garage must be at least 0.3 metres from a side lot line;
(H) The maximum lot coverage is 40%;
(I) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and

(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(290) Exception RS 290
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres for a semi-detached house, and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 613 square metres for a semi-detached house, and 305 square metres for each dwelling unit;
(C) If a lot has a detached house, the minimum lot frontage is 9.0 metres and the minimum lot area is 305 square metres;
(D) The minimum building setback from a lot line that abuts a street is:
   (i) 18.0 metres if the lot line abuts Finch Ave. or Birchmount Rd.;
   (ii) 7.5 metres if the lot line abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Rd. or Wayside Avenue; and
   (iii) 6.0 metres from any other street;

(E) The minimum building setback from a side lot line is 1.2 metres;

(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(G) The maximum lot coverage is 40%;

(H) A garage must be at least 0.3 metres from a side lot line;
   (I) The required parking space must be located in the residential building; and
   (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(291) Exception RS 291
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
   (B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
   (C) A maximum of two dwelling units for each lot on a registered plan;
   (D) The minimum building setback from a lot line that abuts a street is:
      (i) 18.0 metres if the lot line abuts Finch Ave. or Birchmount Rd.;
      (ii) 7.5 metres if the lot line abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Rd. or Wayside Avenue; and
      (iii) 6.0 metres from any other street;
   (E) The minimum building setback from a side lot line is 1.2 metres;
   (F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
   (G) The maximum lot coverage is 40%;
   (H) A garage must be at least 0.3 metres from a side lot line;
      (I) The required parking space must be located in the residential building; and
      (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(292) Exception RS 292
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum lot frontage is 16.5 metres for a semi-detached house, and 8.25 metres for each dwelling unit;
   (B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
   (C) The minimum building setback from a side lot line is 1.2 metres;
   (D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
   (E) The required parking space must be located in the residential building;
   (F) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
      (i) 3.0 metres; and
      (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and
   (G) These lands must comply with exception 900.4.10(336).
Prevailing By-laws and Prevailing Sections: (None Apply)

(293) Exception RS 293
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Sections 16(111) and 16(118) of the former City of York zoning by-law 1-83.

(294) Exception RS 294
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 55 Hagar Avenue, Section 16(314) of the former City of York zoning by-law 1-83.

(295) Exception RS 295
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres if the **lot line** abuts Corinthian Boulevard; and
   (ii) 6.0 metres in all other cases;
(E) The minimum **building setback** from a **side lot line** 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(G) A garage must be at least 0.3 metres from a **side lot line**;
(H) The required **parking space** must be located in the **residential building**; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(296) Exception RS 296
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) The minimum **building setback** from a **side lot line** 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be at least 0.3 metres from a **side lot line**;
(G) The required **parking space** must be located in the **residential building**;
(H) The maximum **lot coverage** is 40%; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)
(297) Exception RS 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 613 square metres per semi-detached house and 305 square metres for each dwelling unit;
(C) The minimum building setback from a side lot line 1.0 metres on one side only, and nothing may encroach into this required yard setback;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;
(F) A garage must be at least 0.3 metres from a side lot line;
(G) The required parking space must be located in the residential building;
(H) The maximum lot coverage is 40%; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(298) Exception RS 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 22.5 metres per semi-detached house and 11.25 metres for each dwelling unit;
(B) The minimum lot area is 929 square metres per semi-detached house and 460 square metres for each dwelling unit;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a side lot line 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) A garage must be at least 0.3 metres from a side lot line;
(G) The required parking space must be located in the residential building;
(H) The maximum lot coverage is 40%; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(299) Exception RS 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units per lot on a registered plan;
(D) The minimum building setback from a lot line that abuts a street is:
   (i) 5.7 metres for the portion of a main wall with the entrance to a parking space; and
   (ii) 6.0 metres for all other parts of the building;
(E) The minimum building setback from a side lot line 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is:
(i) 3.0 metres if the lot line abuts Pinemeadow Blvd. or Collingsbrook Blvd.; and
(ii) 4.5 metres in all other cases;

(G) The minimum building setback from a rear lot line is 6.0 metres;
(H) A garage must be at least 0.3 metres from a side lot line;
(I) The maximum lot coverage is 45%; and
(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(300) Exception RS 300
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 16.5 metres per semi-detached house and 8.25 metres for each dwelling unit;
(B) The minimum lot area is 613 square metres per semi-detached house and 305 square metres for each dwelling unit;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) A garage must be at least 0.3 metres from a side lot line;
(F) The required parking space must be located in the residential building;
(G) The maximum lot coverage is 40%; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(301) Exception RS 301
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit;
(B) The minimum lot area is 613 square metres per semi-detached house and 305 square metres for each dwelling unit;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres if the lot line abuts Victoria Park Ave., Warden Ave., Kennedy Rd. or Sheppard Ave., measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The required parking space must be located in the residential building;
(F) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and
(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(302) Exception RS 302
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;

(B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 36.0 metres if the **lot line** abuts Victoria Park Ave., Warden Ave., Kennedy Rd. or Sheppard Ave., measured from the original centreline of the **street**; and

   (ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** 1.2 metres;

(E) The **parking space** must be located in the **residential building**;

(F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:

   (i) 3.0 metres; and

   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(G) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(303) **Exception RS 303**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;

(B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;

(C) The minimum **building setback** from a **side lot line** 1.2 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;

(F) A garage must be at least 0.3 metres from a **side lot line**;

(G) The required **parking space** must be located in the **residential building**;

(H) The maximum **lot coverage** is 40%; and

(I) These lands must comply with exception 900.4.10(336).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(304) **Exception RS 304**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per **lot** on a registered plan;

(D) The minimum **building setback** from a **front lot line** is:

   (i) 18.0 metres if the **lot line** abuts Victoria Park Ave.;

   (ii) 7.5 metres if the **lot line** abuts Chester Le Blvd. or Pharmacy Ave.; and

   (iii) 6.0 metres in all other cases;

(E) The minimum **building setback** from a **side lot line** 1.2 metres;

(F) A garage must be at least 0.3 metres from a **side lot line**;

(G) The required **parking space** must be located in the **residential building**;
(H) The maximum **lot coverage** is 40%; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(305) **Exception RS 305**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) The minimum **building setback** from a **side lot line** 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be at least 0.3 metres from a **side lot line**;
(G) The required **parking space** must be located in the **residential building**; and
(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(306) **Exception RS 306**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) The minimum **building setback** from a **side lot line** 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) A garage must be at least 0.3 metres from a **side lot line**;
(G) The required **parking space** must be located in the **residential building**;
(H) The maximum **lot coverage** is 40%; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(307) **Exception RS 307**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** per **lot** on a registered plan;
(D) A garage must be at least 0.3 metres from a **side lot line**;
(E) The required **parking space** must be located in the **residential building**; and
(F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(308) **Exception RS 308**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;

(B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) A garage must be at least 0.3 metres from a **side lot line**;

(E) The required **parking space** must be located in the **residential building**;

(F) The maximum **lot coverage** is 40%; and

(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(309) **Exception RS 309**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1207 Roselawn Ave. and 80-88 Miranda Avenue, Section 16(356) of the former City of York zoning by-law 1-83.

(310) **Exception RS 310**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;

(B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;

(C) The minimum **building setback** from a **front lot line** is:

   (i) 25.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and

   (ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(311) **Exception RS 311**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 203, 205 and 207 Raglan Ave., Section 16(413) of the former City of York zoning by-law 1-83.

(312) **Exception RS 312**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot area** is 185 square metres for a **detached house**; and

(B) The minimum **lot frontage** is 6.0 metres for a **detached house**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(314) Exception RS 314**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this by-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this by-law;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;

(F) The minimum **building setback** from a **lot line** that abuts Washburn Way is 7.5 metres;

(G) The required **parking space** must be located in the **residential building**; and

(H) The maximum **lot coverage** is 40%.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(315) Exception RS 315**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A **detached house** may have along one **side yard**, a **side yard setback** of 0.0 metres if a maintenance easement of 1.0 metre is provided on the adjacent **lot**;

(B) Other than the permission in regulation (A) above, the minimum **side yard setback** is 1.0 metre;

(C) For flanking **lots** the minimum **side yard setback** is 3.0 metres unless a **lot** flanks onto Finch Ave. W. in which case the minimum **side yard setback** is 6.0 metres; and

(D) The **building** height must not exceed three **storeys**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**(317) Exception RS 317**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from the **lot line** that abuts a **street** is:

   (i) 22.0 metres, measured from the original centerline of the **street** if the **lot line** abuts Birchmount Rd.; and

   (ii) 16.0 metres from all other **streets**;

(B) The minimum **building setback** from a **side lot line** is:

   (i) 2.4 metres if the **side lot line** abuts a **street**; and

   (ii) 1.2 metres in all other cases;

(C) If the **lot** has a **detached house** then:

   (i) the minimum **lot frontage** is 13.0 metres; and

   (ii) the minimum **lot area** is 464 square metres; and

(D) If the **lot** has a **semi-detached house** then:

   (i) the minimum **lot frontage** for the whole of the **building** is 18.0 metres and 9.0 metres for each **dwelling unit** in the **building**; and
(ii) the minimum **lot area** for the whole of the **building** is 613 square metres, and 305 square metres for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(318) **Exception RS 318**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
The lands subject to this exception must collectively comply with all the following:

- (A) A maximum of two **dwelling units** on each **lot** as shown on the Registered Plan;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Brimley Rd. or Midland Ave.; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres if the **lot line** abuts a **street**; and
  - (ii) 0.9 metres in all other cases;
- (D) The part of the **building** with the **parking space** must be set back a minimum of 0.3 metres from a **side lot line**, if it is not fully attached to the part of the **building** on the abutting **lot** that contains the **parking space**;
- (E) The maximum **lot coverage** is 50%;
- (F) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; or
  - (ii) a distance equal to half the vertical distance from the elevation of the surface of the lowest floor of the **structure** to the elevation of the average elevation of grade at the **front lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(319) **Exception RS 319**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;
- (C) A minimum **building setback** of 1.0 metre is required from one **side lot line** only and nothing may encroach into the required **side yard**;
- (D) The maximum **lot coverage** is 50%;
- (E) The maximum number of **storeys** is 2; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(320) **Exception RS 320**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) A minimum **building setback** of 1.0 metre is required from one **side lot line** only and nothing may encroach into the required **side yard**;
(C) The maximum **lot coverage** is 50%;
(D) The maximum number of **storeys** is 2;
(E) The required **parking space** must be located in a **building**;
(F) The minimum **lot frontage** for each **dwelling unit** is 7.5 metres; and
(G) The minimum **lot area** for each **dwelling unit** is 340 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(321) **Exception RS 321**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum **lot frontage** is:
   (i) 15.0 metres for a **semi-detached house** and 7.5 metres for each **dwelling unit**; and
   (ii) 9.0 metre for a **detached house**;
(B) The minimum **lot area** is:
   (i) 450.0 square metres for each **semi-detached house** and 225.0 square metres for each **dwelling unit**;
   and
   (ii) 270.0 square metres for each **detached house**;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) The maximum **lot coverage** is 50%;
(E) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;
(F) The minimum **building setback** from a **side lot line** that does not abut a **street** is:
   (i) 1.2 metres on one side and 0.6 metres on the other side for **detached house**; and
   (ii) 1.2 metres for a **semi-detached house**;
(G) The maximum number of **storeys** is 2;
(H) Despite regulations in this By-law to the contrary, the minimum dimensions for a **parking space** in an attached garage is 3.0 metres in width and 6.0 metres in length and a step having maximum dimensions of 0.31 metres wide by 0.92 metres long and 21 cm high is permitted to encroach within the area of a **parking space**; and
(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections:
(J) Schedule "C" Exception 57, of former City of Scarborough by-law 9396.

(322) **Exception RS 322**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(B) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;
(C) The minimum **building setback** from a **rear lot line** is 5.0 metres;
(D) The minimum **building setback** from a **side lot line** is 1.0 metres;
(E) The maximum number of **storeys** is 2;
(F) The maximum **lot coverage** is 50%;
(G) The required **parking space** must be located in the **residential building**;
(H) The minimum **lot frontage** for each **dwelling unit** is 7.5 metres;
(I) The minimum **lot area** for each **dwelling unit** is 290 square metres; and
(J) These lands must comply with exception 900.4.10(336).
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

Prevailing By-laws and Prevailing Sections: (None Apply)

(323) Exception RS 323
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum separation between the side main walls of two residential buildings is 1.8 metres;
(B) The minimum separation between a side main wall and a rear main wall of two residential buildings is 8.3 metres;
(C) The minimum separation between a side main wall and a front main wall of two residential buildings is 10.4 metres;
(D) The minimum building setback from the west lot line is 12.0 metres;
(E) The maximum number of storeys is 3;
(F) These lands must comply with exception 900.4.10(336); and
(G) Parking spaces are two be provided at a minimum rate of 2.0 for each dwelling unit of which:
   (i) a minimum of 2 surface parking spaces must be provided for detached houses where any portion of such detached house is situated within 15 metres of Scarborough Golf Club Rd.; and
   (ii) in all other cases 1 parking space must be within a building and accessed by a driveway having a minimum width of 6.0 metres; and the second parking space may be located on a driveway in tandem with the enclosed space.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 46, of former City of Scarborough by-law 10010.

(324) Exception RS 324
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage:
   (i) for a semi-detached house is 18.0 metres for the building and 9.0 metres for each welling unit; and
   (ii) for a duplex building is 18.0 metres;
(B) The minimum building setback from a lot line abutting a street is 30.0 metres, measured from the original centre line of the street, if the lot line abuts Lawrence Ave., Ellesmere Rd. and Kennedy Rd.;
(C) The minimum building setback from a side lot line is 2.4 metres; and
(D) In addition to the types of residential buildings permitted in this zone, a duplex is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(325) Exception RS 325
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is the lawful lot frontage that existed on the date of the enactment of this By-law;
(B) The minimum lot area is the lawful area of the lot as it existed on the date of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 5.7 for that portion of the main wall with an entrance to a parking space; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) Attached garages may be erected not less than 300 mm from the side lot line, and if there is an unobstructed doorway leading from the garage to the rear yard;
(F) The maximum lot coverage is 45%;
(G) In addition to the types of residential buildings permitted in this zone, a duplex is also permitted; and
(H) A garage serving a dwelling unit in a duplex building must not contain more than one parking space.

Prevailing By-laws and Prevailing Sections: (None Apply)

(326) Exception RS 326
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is the lawful lot frontage that existed on the date of the enactment of this By-law;
(B) The minimum lot area is the lawful area of the lot as it existed on the date of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(D) The minimum building setback from a lot line that does not abut a street is 1.2 metres;
(E) The maximum lot coverage is 40%;
(F) The required parking space must be located in the residential building;
(G) The portion of the main building with the parking space may be located a minimum of 0.3 metres from a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(327) EXCEPTION RS 327
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) None of the regulations of Clause 10.40.30.20 and regulation 10.40.40.70 (1) and (3) prevent the erection or use of a building, structure, addition or enlargement, if it complies with (B) to (F) below; [By-law 446-2017]
(B) Despite Clause 10.40.20.40, the only permitted residential building type for a dwelling unit is a semi-detached house; [By-law 446-2017]
(C) The maximum height of a building or structure is 10.0 metres; [By-law 446-2017]
(D) On Block A as identified on Diagram 3 of By-law 1020-2014, as amended, the following regulations apply: [By-law 446-2017]
   (i) Maximum two dwelling units per lot on the Registered Plan with a minimum lot area of 322 square metres for each dwelling unit; [By-law 446-2017]
   (ii) Minimum front yard setback is 3.0 metres; [By-law 446-2017]
   (iii) Minimum side yard setback is 1.2 metres; and [By-law 446-2017]
   (iv) Maximum 40 percent lot coverage. [By-law 446-2017]
(E) On Block B as identified on Diagram 3 of By-law 1020-2014, as amended, the following regulations apply: [By-law 446-2017]
   (i) Maximum two dwelling units per lot on the Registered Plan with a minimum lot area of 249 square metres for each dwelling unit; [By-law 446-2017]
   (ii) Minimum front yard setback is 5.0 metres; [By-law 446-2017]
   (iii) Minimum side yard setback of 0.6 metres; and [By-law 446-2017]
   (iv) Maximum 40% lot coverage; [By-law 446-2017]
(F) On Block C as identified on Diagram 1 of By-law 1020-2014, the following standards will apply: [By-law 446-2017]
(i) Maximum two dwelling units per lot on the Registered Plan with a minimum lot area of 198 square metres for each dwelling unit; [By-law 446-2017]

(ii) Minimum front yard setback is 3.0 metres; [By-law 446-2017]
(iii) Minimum side yard setback is 1.0 metre; and [By-law 446-2017]
(iv) Maximum 45% lot coverage; [By-law 446-2017]

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1020-2014 ]

(328) Exception RS 328
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Maximum two dwelling units per lot as shown on the Registered Plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law; and
(D) The minimum building setback from a side lot line is 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(329) Exception RS 329
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) If a lot has a semi-detached house, the lot must have:
   (i) a minimum lot frontage of 15.0 metres measured at a distance of 4.5 metres along the entire length of the front lot line; and
   (ii) a minimum lot area of 435.0 square metres;
(B) If a lot has a detached house, the lot must have:
   (i) a minimum lot frontage of 9.0 metres measured at a distance of 4.5 metres along the entire length of the front lot line; and
   (ii) a minimum lot area of 270.0 square metres;
(C) The minimum building setback from a front lot line is:
   (i) 6.0 metres to the portion of the main wall that has a vehicle entrance to a parking space in the building; and
   (ii) 4.5 metres in all other cases;
(D) The minimum building setback from a side lot line is:
   (i) for a semi-detached house is 1.2 metres; and
   (ii) for a detached house is 0.6 metres on the side where the garage is located and 1.2 metres on the other side;
(E) The minimum building setback from a side lot line that abuts a street is 2.4 metres;
   The maximum building height is 10.0 metres;
(F) The maximum gross floor area is:
   (i) for a 235 square metres for a detached house; and
   (ii) the lesser of 204 square metres and 0.8 times the area of the lot for a semi-detached house;
(G) For the purpose of this exception, lot frontage means the horizontal distance between side lot lines or the projection of the side lot lines, measured along a straight line drawn perpendicular to a line joining the
midpoints of the front and **rear lot lines** at a point equivalent to the minimum **front yard setback** applying to the lot; and

(H) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(330) **Exception RS 330**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) 22.0 metres, measured from the original centre line of the **street** is the minimum **building setback** from a **lot line** that abuts Bellamy Rd., Danforth Rd., Brimley Rd., McCowan Rd. and Midland Ave.;

(B) The minimum **side yard setback** is 2.4 metres;

(C) The maximum **lot coverage** is 33%;

(D) The maximum **building** height is 9.0 metres;

(E) If the **lot** has:

   (i) a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 306 square metres; and

   (ii) a **semi-detached house**, the minimum **lot frontage** is 18.0 metres for the **building** and 9.0 metres for each **lot** with a **dwelling unit**; and

(F) If the **lot** has:

   (i) a **detached house** the minimum **lot area** is 306 square metres; and

   (ii) a **semi-detached house**, the minimum **lot area** is 613 square metres for the **building** and 306 square metres for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(331) **Exception RS 331**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is:

   (i) 4.5 metres, if the **side lot line** abuts a **street**; and

   (ii) 1.2 metres in all other cases;

(D) The maximum **lot coverage** is 40%;

(E) The maximum **building** height is 9.0 metres;

(F) The required **parking space** must be located in the **residential building**;

(G) The portion of the **building** with the **parking space** may be set back a minimum of 0.3 metres from a **side lot line**; and

(H) There must not be more than 2 **dwelling units** on a **lot** shown on the registered plan.

Prevailing By-laws and Prevailing Sections: (None Apply)

(332) **Exception RS 332**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a **lot** has a **semi-detached house**, the minimum **lot frontage** is 16.5 metres and the minimum **lot area** is 557 square metres;
(B) If a lot has a detached house, the minimum lot frontage is 8.0 metres and the minimum lot area is 278 square metres;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The maximum building height is 9.0 metres
(E) A building may not contain more that two storeys;
(F) The maximum lot coverage is 40%;
(G) The minimum building setback from a front lot line is:
   (i) 12.0 metres from the street line of Lawrence Ave.;
   (ii) 9.0 metres from the street line of Manse Rd., Homestead Rd. and Coronation Dr.; and
   (iii) 6.0 metres from any other street line;
(H) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
   (i) The required parking space must be located in the residential building;
(J) The portion of a building with a parking space must be at least 0.3 metres from a side lot line;
(K) A below grade structure must be set back from a lot line the greater of:
   (i) 3.0 metre; and
   (ii) a distance equal to the distance between the elevation of the lowest floor of the structure and the average elevation of grade along the front lot line; and
(L) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(333) Exception RS 333
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from the side lot line that abuts a street is 4.5 metres;
   (B) The maximum building height is 9.0 metres;
   (C) If the lot has a semi-detached house the following regulations apply:
      (i) the minimum lot frontage is 18.0 metres;
      (ii) the minimum lot area is 613 square metres;
      (iii) minimum building setback from a side lot line that does not abut a street is 2.4 metres; and
      (iv) the minimum building setback from the easterly most lot line is 0.75 metres; and
   (D) If the lot has a detached house the following regulations apply:
      (i) the minimum lot frontage is 13.0 metres;
      (ii) the minimum lot area is 464 square metres; and
      (iii) minimum building setback from a side lot line that does not abut a street is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(334) Exception RS 334
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a front lot line is 6.0 metres;
   (B) The minimum building setback from a side lot line is:
      (i) 5.7 metres if the side lot line abuts a street; and
      (ii) 2.4 metres in all other cases;
   (C) The portion of a building with a parking space may be located a minimum of 0.3 metres from a side lot line;
   (D) If the lot has a semi-detached house:
(i) the minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit; and
(ii) the minimum lot area is 610 square metres per semi-detached house and 305 square metres for each dwelling unit;

(E) If the lot has a detached house:
   (i) the minimum lot frontage is 9.0 metres; and
   (ii) the minimum lot area is 305 square metres;

(F) The maximum building height is 9.0 metres;

(G) The maximum number of storeys is 2; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(336) Exception RS 336

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum floor space index for a lot with a dwelling unit in a permitted building type is:
   (i) the lesser of 0.6 times the lot area or 204 square metres, if the lot area is less than 408 square metres;
   (ii) the lesser of 0.5 times the lot area or 279 square metres, if the lot area is 408 square metres to 697 square metres; and
   (iii) 0.4 times the lot area if the lot area is more than 697 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)[ By-law: 1054-2013 ]

(337) Exception RS 337

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 18.0 metres per semi-detached house and 9.0 metres for each dwelling unit; 
(B) The minimum lot area is 613 square metres per semi-detached house and 305 square metres for each dwelling unit;
(C) The minimum building setback from a front lot line is 16.0 metres, measured from the original centreline of the street; and
(D) The minimum building setback from a side lot line is:
   (i) 5.7 metres if it abuts a street; and
   (ii) 2.4 metres in all other cases.

(338) Exception RS 338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Maximum two dwelling units per lot as shown on the Registered Plan;
(B) The minimum building setback from a front lot line is 16.0 metres, measured from the original centreline of the street; and
(C) The minimum building setback from a side lot line is:
   (i) 4.5 metres if it abuts a street; and
(ii) 2.4 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None)

(339) Exception RS 339
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

900.5 RT - Zone

900.5.1 General

(1) RT Zone Exceptions
The regulations located in Article 900.5.10 apply only to the exceptions subject to the RT zone and identified with the corresponding exception number.

900.5.10 Exceptions for RT Zone

(1) Exception RT 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 3577 and 3641.

(2) Exception RT 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 3977 and 3756.

(3) Exception RT 3
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-79.

(4) Exception RT 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1978-154.

(5) Exception RT 5
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1997-76.

(6) Exception RT 6
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 319-2004.

(7) Exception RT 7
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1995-43.

(8) Exception RT 8
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1997-188 and 1989-78.

(9) Exception RT 9
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 532-1999.

(10) Exception RT 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1996-207.

(11) Exception RT 11
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of Etobicoke by-law 1978-185 and 1978-305.

(12) Exception RT 12
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum number of dwelling units cited in the zone label applies to each block on the registered plan;
(B) The maximum height of a building is 12.5 metres and 2 stories;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) If the vehicle entrance to a building faces a street, the vehicle entrance must be set back a minimum of 5.7 metres from the lot line that abuts the street;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a rear lot line is 7.25 metres;
(G) Despite regulation 10.5.40.60 (1) (C), in a rear yard a platform with a floor no higher than the first storey of the building above established grade may encroach into the required rear yard setback the lesser of 2.5 metres or 50% of the required rear yard setback, if it is no closer to a side lot line than the side yard setback;
(H) Despite regulation 10.5.50.10 (1) (B), for lots with a lot frontage of 6.0 metres to less than 15.0 metres, or a townhouse dwelling unit at least 6.0 metres wide, a minimum of at least 35% of the front yard must be landscaping; and
(I) The lands zoned with the "(H)" symbol may not be used for any purpose other than those uses and buildings existing on the site as of October 1, 2015 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol shall be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:
   (i) A sanitary sewer analysis is completed to the satisfaction of the Executive Director, Engineering and Construction Services;
   (ii) A water distribution analysis and skeleton model is prepared to the satisfaction of the Executive Director, Engineering and Construction Services;
   (iii) A flow test on the municipal fire hydrant is carried out to the satisfaction of the Executive Director, Engineering and Construction Services; and
   (iv) Make satisfactory arrangement for the completion of any and all system improvements including design, financing, and construction, identified through the analysis in 7a, 7b and 7c noted above, all to the satisfaction of the Executive Director, Engineering and Construction Services.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1304-2015 ]

(13) Exception RT 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 707-2005.

(14) Exception RT 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 2001-976.

(15) Exception RT 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1996-58.

(16) Exception RT 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) A townhouse is the only residential building type permitted;
(B) The maximum lot coverage is 25%;
(C) The maximum density is 37 dwelling units per hectare;
(D) The minimum rear yard setback is half the height of the building or 7.5 metres whichever is greater; and
(E) The minimum side yard setback is half the height of the building or 7.5 metres whichever is greater.

Prevailing By-laws and Prevailing Sections: (None Apply)

(17) Exception RT 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-laws 1979-41 and 1986-79.

(18) Exception RT 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 2857.

(19) Exception RT 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 83-2000.

(20) Exception RT 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 551-2005.

(21) Exception RT 21
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1994-12.

(22) **Exception RT 22**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 966-2003.

(23) **Exception RT 23**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(24) **Exception RT 24**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1996-59.

(25) **Exception RT 25**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 14230.

(26) **Exception RT 26**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 13837.

(27) **Exception RT 27**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1997-44.
(28) Exception RT 28  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
   (A) Former City of Etobicoke by-law 1992-169.

(29) Exception RT 29  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  

(30) Exception RT 30  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
   (A) City of Toronto by-law 542-2005.

(31) Exception RT 31  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
   (A) Former City of Etobicoke by-law 1997-13.

(32) Exception RT 32  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
   (A) Former City of Etobicoke by-law 1997-161.

(33) Exception RT 33  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
   (A) City of Toronto by-law 1101-2001.

(34) Exception RT 34  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 284-2003.

(35) Exception RT 35
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 14869.

(36) Exception RT 36
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 92-2002.

(37) Exception RT 37
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 3837.

(38) Exception RT 38
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum front yard setback and rear yard setback is that which existed on the date of the enactment of this By-law;
(B) A side yard setback may be less than 1.2 metres if there are maintenance easements of 1.2 metres in width in the abutting side yards between adjacent buildings;
(C) no fence is permitted within any side yard of less than 1.2 metres and no fence is permitted to obstruct any maintenance easement;
(D) The maximum building height is 3 storeys; and
(E) A private garage or any other ancillary building must be set back a minimum of 4.5 metres from any side yard or rear yard lot line or a street line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(39) Exception RT 39
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(40) Exception RT 40
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
(A) City of Toronto by-law 1096-2006.

(41) Exception RT 41
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 342 and 346 Park Lawn Rd., former City of Etobicoke by-law 1995-212.

(42) Exception RT 42
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 183-2002.

(43) Exception RT 43
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 885-2001.

(44) Exception RT 44
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1994-196.

(45) Exception RT 45
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 733-2003.

(46) Exception RT 46
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 1001-2004.

(47) Exception RT 47
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 569-2006.

(48) Exception RT 48
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 2565.

(49) Exception RT 49
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum number of dwelling units cited in the zone label applies to each block on the registered plan;
(B) The maximum height of a building is 12.5 metres and 2 stories;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) If the vehicle entrance to a building faces a street, the vehicle entrance must be set back a minimum of 5.7 metres from the lot line that abuts the street;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a rear lot line is 4.2 metres;
(G) Despite regulation 10.5.40.60 (1) (C), in a rear yard a platform with a floor no higher than the first storey of the building above established grade may encroach into the required rear yard setback the lesser of 2.5 metres or 50% of the required rear yard setback, if it is no closer to a side lot line than the side yard setback;
(H) Despite regulation 10.5.50.10 (1) (B), for lots with a lot frontage of 6.0 metres to less than 15.0 metres, or a townhouse dwelling unit at least 6.0 metres wide, a minimum of at least 35% of the front yard must be landscaping; and
(I) The lands zoned with the "(H)" symbol may not be used for any purpose other than those uses and buildings existing on the site as of October 1, 2015 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol shall be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:

(i) A sanitary sewer analysis is completed to the satisfaction of the Executive Director, Engineering and Construction Services;
(ii) A water distribution analysis and skeleton model is prepared to the satisfaction of the Executive Director, Engineering and Construction Services;
(iii) A flow test on the municipal fire hydrant is carried out to the satisfaction of the Executive Director, Engineering and Construction Services; and
(iv) Make satisfactory arrangement for the completion of any and all system improvements including design, financing, and construction, identified through the analysis in 7a, 7b and 7c noted above, all to the satisfaction of the Executive Director, Engineering and Construction Services.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1304-2015 ]

(50) Exception RT 50
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) a townhouse must front on McRae Drive;
(B) McRae Drive shall be deemed to be the front lot line;
(C) a maximum of 8 townhouse dwelling units are permitted;
(D) the minimum lot frontage for each dwelling unit is 4.58 metres;

(E) the minimum width of a dwelling unit in a townhouse is 4.58 metres;

(F) the maximum permitted height of a building or structure is the lesser of:
   (i) 3 storeys for a townhouse dwelling unit; and
   (ii) the height in metres as shown on Diagram 4 of By-law No. 1004-2014(OMB);

(G) notwithstanding section (F) above, any stairwell accessing the roof of a multiple attached dwelling unit shall not be considered as a storey and may project beyond the maximum permitted height indicated, provided the height of the stairwell does not exceed a height of 3 metres;

(H) the minimum required building setbacks are as shown on Diagram 4 of By-law No. 1004-2014;

(I) the following may encroach into a required building setback, as shown in heavy black lines on Diagram 4 of By-law No. 1004-2014 by a maximum of 2.0 metres;
   (i) canopies, cornices, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, porches, decks, wheelchair ramps, vents, screens, terraces, and balconies;

(J) a townhouse building is not required to comply with regulations 10.5.50.10(3) or 10.60.30.10;

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1004-2014(OMB) ]

(51) Exception RT 51
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1981-170.

(52) Exception RT 52
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 456-2000.

(53) Exception RT 53
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 1112-2001.

(54) Exception RT 54
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-laws 643-2007 (OMB) and 1126-2007 (OMB).

(55) Exception RT 55
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 453-2004.

(56) **Exception RT 56**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1995-56.

(57) **Exception RT 57**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 328-1998.

(58) **Exception RT 58**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1986-1.

(59) **Exception RT 59**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The maximum number of dwelling units permitted is 84;
   (B) The maximum building height of a building is 3 storeys;
   (C) The minimum front yard setback is 3.6 m;
   (D) The minimum rear yard setback is 7.6 m;
   (E) The minimum side yard setback, including a corner lot, is 0.9 m;
   (F) Steps at the rear of each building are permitted if they are used for access from the basement of each dwelling unit to grade;
   (G) For the purpose of calculating the maximum gross floor area permitted in a dwelling unit, the ground floor area of dwelling units without basements are not included in the calculation of the permitted maximum gross floor area;
   (H) 1 parking space must be provided in each dwelling unit and the parking space must be located between the front of each dwelling unit and the edge of the sidewalk or curb; and
   (I) Ancillary buildings, underground parking garages and swimming pools are not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(60) **Exception RT 60**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 2748.

(61) Exception RT 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 1001 Ellesmere Road, if all of the requirements of By-law 892-2016(OMB) are complied with, none of the provisions of clauses 10.60.20.40, 10.60.30.10, 10.60.30.20, 10.60.30.40, 10.60.40.10(1) and 10.60.40.70, and regulations 10.5.60.1(3), 10.5.60.20(5)(A), 10.5.60.40(2), 10.60.40.1(3), and 10.60.40.80(2) apply to prevent the erection or use of a building, structure, addition or enlargement permitted in regulations (B) to (P) below;

(B) Despite regulation 10.60.40.10(1), the permitted maximum height for a building or structure is 14.0 metres;

(C) The permitted maximum number of storeys in a building is 3 storeys;

(D) Despite regulation 10.5.60.40(2), the permitted maximum height of a detached garage located in the rear yard measured from the floor of the structure to the underside of the eaves is 6.0 metres;

(E) Despite the conditionally permitted uses in clause 10.60.20.20, the only permitted use with conditions is private home daycare (9);

(F) Despite the permitted building types listed in regulation 10.60.20.40(1), only a townhouse building is permitted;

(G) The minimum front yard setback is 3.0 metres;

(H) The minimum side yard setback is 0.9 metres;

(I) The minimum rear yard setback is:

   (i) 0.5 metres for a building having an integral attached garage where the entrance to the parking space is from a lane having a minimum width of 6.0 metres;

   (ii) 0.5 metres for a detached garage building where the entrance to the parking space is from a lane having a minimum width of 6.0 metres;

   (iii) 25.0 metres from the rear main wall of a dwelling unit to the lot line abutting a Utility and Transportation Zone (UT); and

   (iv) 12.0 metres for all other buildings;

(J) Measurement of required yard and building setbacks on a corner lot is from the projections of the front lot line and side lot line, despite required corner roundings;

(K) Despite regulation 10.60.40.1(3), the required minimum dwelling unit width is equivalent to the minimum required lot frontage indicated as "f" in zone label on the Zoning By-law map;

(L) Despite regulation 10.60.40.80(2), the minimum separation distance between the side main walls of adjacent townhouse buildings is 1.8 metres

(M) The following elements of a building may encroach into a required building setback a maximum of:

   (i) 1.5 metres for a deck, porch, balcony, or similar structure;

   (ii) 1.0 metres for decorative or screen wall;

   (iii) 3.0 metres for exterior steps or ramps;

   (iv) 0.6 metres for bay windows, box window or other projecting window;

   (v) 0.6 metres for a roof overhang, eave or roof of dormer window, and a minimum of 0.3 metres from the lot line; and

   (vi) 0.6 metres for a chimney, pilaster, and projecting columns;

(N) The maximum height of a building is measured from the average finished elevation of the ground along the main wall of the dwelling unit facing any street line;

(O) If a parking space within the building is accessed from a lane, a minimum of 15.0 square metres of outdoor amenity space must be provided on the roof of the building over the parking space; and

(P) A dwelling unit may be used as a model home.
Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 892-2016 (OMB) ]

(62) **Exception RT 62**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 280-2000.

(63) **Exception RT 63**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1996-142.

(64) **Exception RT 64**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-laws 3410, 3879 and 3907.

(65) **Exception RT 65**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1982-156.

(66) **Exception RT 66**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1656.

(67) **Exception RT 67**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 740-2003.

(68) **Exception RT 68**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1985-136.

(69) Exception RT 69
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-156.

(70) Exception RT 70
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:


(71) Exception RT 71
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-57.

(72) Exception RT 72
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 714-2003.

(73) Exception RT 73
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1996-195.

(74) Exception RT 74
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 409-2001.

(75) Exception RT 75
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(5) of the City of North York zoning by-law 7625.

(76) Exception RT 76
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 25629.

(78) Exception RT 78
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(2) of the City of North York zoning by-law 7625.

(79) Exception RT 79
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite Section 5.10.40.70 (1), encroachments described in this By-law are permitted into any building setback.

(B) Despite Section 5.10.40.70 (2), building setbacks shall not apply to any part of a building located below ground.

(C) Despite Section 10.5.40.10 (1), the maximum height of a building is the distance between the established grade and the top of roof, excluding the mechanical penthouse, including any roof parapets to a maximum of 2.6 metres.

(D) Despite Section 10.5.40.50 (2), a porch, balcony, terrace or similar structure shall not be subject to the required minimum building setbacks of a building.

(E) Despite Section 10.5.40.60 (3), exterior stairs shall not be subject to the required minimum permitted encroachments.

(F) Despite Section 10.5.40.70 (1), the averaging of front yard setbacks shall not apply to the subject lands.

(G) Despite Section 10.5.50.10 (3), rear yard landscape requirements shall not apply.

(H) Despite Section 10.5.60.10 (1), a garbage enclosure shall be permitted to be located within the front yard.

(I) Despite Section 10.5.60.20 (1), a garbage enclosure shall not be subject to the front yard setbacks as outlined in this By-law.

(J) The minimum lot area for each dwelling unit in a townhouse is symbolized by the letter ‘au’ as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 128 square metres.

(K) The maximum height of a building shall be as shown on Diagram 3 attached to this By-law.

(L) The maximum number of townhouse units shall be 5.

(M) The maximum floor space index for townhouses shall be 1.66.

(N) Despite Section 10.60.40.70, the Building Setbacks as set out in Diagram 3 of this By-law shall apply to the subject lands.

(O) Despite Section 200.5.1.10.2.D, a 0.3 metres dimension on the side of a parking space obstructed by a wall is not required.

(P) Section 200.15.10 shall not apply to the subject lands.
(Q) Despite Section 800.50, **Established Grade** for the purpose of establishing the permitted height shall mean the geodetic elevation of:
160.33 for Townhouse 2

(R) Despite Section 800.50, the **Front Lot Line** shall be deemed to be Bayview Avenue.

**Prevailing By-laws and Prevailing Sections:** (None Apply)
[ By-law: 388-2016 (OMB) ]

(80) **Exception RT 80**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) Despite Section 5.10.40.70 (1), encroachments described in this By-law are permitted into any **building setback**.

(B) Despite Section 5.10.40.70 (2), **building setbacks** shall not apply to any part of a **building** located below ground.

(C) Despite Section 10.5.40.10 (1), the maximum **height of a building** is the distance between the **established grade** and the top of roof, excluding the mechanical penthouse, including any roof parapets to a maximum of 2.6 metres.

(D) Despite Section 10.5.40.50 (2), a porch, balcony, terrace or similar **structure** shall not be subject to the required minimum **building setbacks** of a **building**.

(E) Despite Section 10.5.40.60 (3), exterior stairs shall not be subject to the required minimum permitted encroachments.

(F) Despite Section 10.5.40.70 (1), the averaging of **front yard setbacks** shall not apply to the subject lands.

(G) Despite Section 10.5.50.10 (3), **rear yard landscape** requirements shall not apply.

(H) Despite Section 10.5.60.10 (1), a garbage enclosure shall be permitted to be located within the **front yard**.

(I) Despite Section 10.5.60.20 (1), a garbage enclosure shall not be subject to the **front yard setbacks** as outlined in this By-law.

(J) The minimum **lot area** for each **dwelling unit in a townhouse** is symbolized by the letter ‘au’ as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 123 square metres.

(K) The maximum height of a **building** shall be as shown on Diagram 3 attached to this By-law.

(L) The maximum number of **townhouse** units shall be 6.

(M) The maximum **floor space index** for **townhouses** shall be 1.79.

(N) Despite Section 10.60.40.70, the **Building Setbacks** as set out in Diagram 3 of this By-law shall apply to the subject lands.

(O) Despite Section 200.5.1.10.2.D, a 0.3 metre dimension on the side of a **parking space** obstructed by a wall is not required.

(P) Section 200.15.10 shall not apply to the subject lands.

(Q) Despite Section 800.50, **Established Grade** for the purpose of establishing the permitted height shall mean the geodetic elevation of:
161.43 for Townhouse 1

(R) Despite Section 800.50, the **Front Lot Line** shall be deemed to be Bayview Avenue.

**Prevailing By-laws and Prevailing Sections:** (None Apply)
[ By-law: 385-2016 (OMB) ]

(81) **Exception RT 81**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) Despite any division of these lands into two or more parcels, these regulations apply to the lands in their entirety;

(B) A maximum of 2 **detached houses** and 11 **townhouse dwelling units** is permitted;

(C) The maximum **building** height is the lesser of 3 **storeys** or 12.5 metres;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) Each required **parking space** must be located in the **residential building**;

(F) The maximum **lot coverage** is 50%; and

(G) These lands must comply with exception 900.5.10(352).

**Prevailing By-laws and Prevailing Sections:** (None Apply)
(82) Exception RT 82
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 64.16(16) of the City of North York zoning by-law 7625.

(83) Exception RT 83
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 126-2002.

(84) Exception RT 84
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 64.16(18) of the City of North York zoning by-law 7625.

(85) Exception RT 85
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 25970.

(86) Exception RT 86
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 25972.

(87) Exception RT 87
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 25971.

(88) Exception RT 88
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) A maximum of one dwelling unit per lot on a registered plan;
(D) The minimum building setback from a front line is 3.0 metres;
(E) The required parking space must be located in the residential building;
(F) The part of main wall of the building with the access to the required parking space must be set back a minimum of 6.0 metres from a front lot line;
(G) The maximum lot coverage is 40%; and
(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)
(90) Exception RT 90
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) None of the provisions of 10.5.40.10(5), 10.5.40.60(3), 10.5.40.70(1), 10.5.50.10(2)(B), 10.5.50.10(3), 10.60.40.10(1), 10.60.40.70, and 200.15.10 apply to prevent the erection or use of a building, structure, addition or enlargement provided the building or structure complies with subsections (B) to (M) below;
(B) The height of any building or structure, as measured from Canadian Geodetic Datum elevation of 178.85 metres, must not exceed the height and storeys specified by the numbers following the symbols HT and ST, respectively, on Diagram 3 of By-law 581-2017;
(C) The minimum front yard setback, rear yard setback and side yard setback for any building or structure is the setback from the lot line shown on Diagram 3 of By-law 581-2017;
(D) Despite Table 200.5.10.1, zero visitor parking spaces are required;
(E) Despite regulation 10.60.30.10(1), the minimum lot area is 629 square metres;
(F) Despite regulation 10.60.30.20(1), the minimum lot frontage for each dwelling unit is 4.56 metres;
(G) Despite regulation 10.60.30.40(1), the maximum lot coverage is 53 percent;
(H) Despite regulation 10.60.30.40.1(3)(A), the minimum width of a dwelling unit in a townhouse is 4.56 metres if the dwelling unit does not have an individual private driveway leading directly to the front of it;
(I) The maximum number of townhouse dwelling units is 5;
(J) The permitted maximum floor space index for townhouses is 1.54;
(K) For the purpose of 5.10.30.20(1), the front lot line is the lot line abutting Bayview Avenue;
(L) Despite regulation 10.5.50.10(1), on a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 73 percent of the required front yard landscaping must be soft landscaping; and
(M) Despite regulation 200.5.1.10(2), a minimum parking space width of 2.8 metres shall be permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 581-2017 ]
(91) Exception RT 91
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 22076.
(92) Exception RT 92
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The maximum height of all buildings and structures is the lesser of 3 storeys or 12.5 metres;

(D) The minimum building setback from a side lot line is that which existed on the day of the enactment of this By-law;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(F) The maximum lot coverage is 46%; and

(G) The maximum number of dwelling units per block shown on the registered plan is:

- Block 48: 8 dwelling units
- Block 49: 6 dwelling units
- Block 50: 8 dwelling units
- Block 51: 8 dwelling units
- Block 52: 6 dwelling units
- Block 53: 6 dwelling units
- Block 54: 8 dwelling units
- Block 55: 6 dwelling units
- Block 56: 6 dwelling units

Prevailing By-laws and Prevailing Sections: (None Apply)

(93) Exception RT 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 95 Pidgeon Street, if the requirements of By-law 319-2017 are complied with, the erection and use of a building, structure, addition or enlargement as set out in regulations (B) to (J) below are permitted;

(B) Despite Clause 10.60.20.40, the only permitted building type is a townhouse;

(C) Despite the uses listed in Clause 10.60.20.20, the only conditional use permitted is private home daycare;

(D) The permitted maximum height for a building or structure is 12.0 metres; and the maximum number of storeys is 3;

(E) The maximum permitted height for a building is measured from the average finished grade along the main wall of the dwelling unit facing any street line;

(F) Despite Clause 10.60.40.70, the minimum building setback is:

- (i) 5.5 metres for the front yard setback;
- (ii) 1.6 metres for the side yard setback; and
- (iii) 6.0 metres for the rear yard setback; and

(G) Despite Clause 10.60.40.80, the minimum separation distance between the exterior side main walls of an adjacent townhouse building is 1.6 metres;

(H) Despite regulation 10.60.30.40(1), the maximum permitted building coverage is 55 percent;

(I) Despite Clause 10.5.40.60, the following elements of a building may encroach into a required building setback a maximum of:

- (i) 0.5 metres for chimneys, pilasters and projecting columns;
- (ii) 1.0 metres for roof overhang, cantilevered elements, canopies, eaves, porticoes into rear yard or side yard and 0.5 metres in front yard;
- (iii) 1.55 metres for balconies, unenclosed porches encroaching into a front yard, rear yard or side yard abutting a street;
- (iv) No limit for exterior steps;
- (v) 1.0 metres on the first storey for a cantilevered bay, bow or other projecting window encroaching into a front yard, rear yard or side yard abutting a street;
- (vi) 0.5 metres above first storey for a cantilevered bay, bow or other projecting window encroaching into a side yard abutting a street or a front yard or a rear yard; and
- (vii) 2.0 metres for decks encroaching into the rear yard; and

(J) The required parking space must be in the townhouse building;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 319-2017 ]

(94) exception RT 94
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 95 Pidgeon Street, if the requirements of By-law 319-2017 are complied with, the erection and use of a building, structure, addition or enlargement as set out in regulations (B) to (L) below are permitted;

(B) For the purpose of this exception, the lot line abutting the "Proposed Part of Private Lane" as identified on Diagram 1 of By-law 319-2017 is the front lot line;

(C) For the purpose of regulation 5.10.30.1 (2), the "Proposed Part of Private Lane" as identified on Diagram 1 of By-law 319-2017 is a street;

(D) Despite Clause 10.60.20.40, the only permitted building type is a townhouse building;

(E) Despite the uses listed in Clause 10.60.20.20, the only conditional use permitted is private home daycare;

(F) The permitted maximum height for a building or structure is 12.0 metres; and the maximum number of storeys is 3;

(G) The permitted maximum height for a building is measured from the average finished grade along the main wall of the dwelling unit facing any street line;

(H) Despite Clause 10.60.40.70, the minimum building setback is:
   (i) 9.0 metres for the front yard setback;
   (ii) 1.6 metres for the side yard setback; and
   (iii) 6.0 metres for the rear yard setback; and

(I) Despite Clause 10.60.40.80, the minimum separation distance between the exterior side main walls of an adjacent townhouse building is 1.6 metres;

(J) Despite regulation 10.60.30.40(1), the maximum permitted building coverage is 55 percent;

(K) Despite Clause 10.5.40.60, the following elements of a building may encroach into a required building setback a maximum of:
   (i) 0.5 metres for chimneys, pilasters and projecting columns;
   (ii) 1.0 metres for roof overhang, cantilevered elements, canopies, eaves, porticoes into rear yard or side yard and 0.5 metres in front yard;
   (iii) 1.55 metres for balconies, unenclosed porches encroaching into a front yard, rear yard or side yard abutting a street;
   (iv) No limit for exterior steps;
   (v) 1.0 metres on the first storey for a cantilevered bay, bow or other projecting window encroaching into a front yard, rear yard or side yard abutting a street;
   (vi) 0.5 metres above first storey for a cantilevered bay, bow or other projecting window encroaching into a side yard abutting a street or a front yard or a rear yard; and
   (vii) 2.0 metres for decks encroaching into the rear yard; and

(L) The required parking space must be in the townhouse building;

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 319-2017 ]

(95) Exception RT 95
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 19970.

(96) Exception RT 96
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On 95 Pidgeon Street, if the requirements of By-law 319-2017 are complied with, despite Article 10.60.20, the only use permitted is landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

[By-law: 319-2017]

(97) Exception RT 97
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a front lot line is 3.0 metres;
(E) The minimum building setback from a side lot line is 1.0 metres;
(F) The maximum lot coverage is 50%;
(G) The required parking space must be located in a building; and
(H) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(98) Exception RT 98
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.5 metres;
(E) On corner lots the minimum building setback from a side lot line that abuts a street is 4.5 meters;
(F) The maximum lot coverage is 50%; and
(G) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(99) Exception RT 99
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a front lot line is:
   (i) 18.0 metres where the front lot line abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
   (ii) 12.0 metres where the front lot line abuts Milner Ave. or Breckon Gate; and
   (iii) 7.5 metres where the front lot line abuts Murison Blvd.;
(E) The minimum building setback from a side lot line is 1.5 metres;
(F) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the side lot line abuts Sheppard Ave.; and
   (ii) 4.5 metres in all other cases;
(G) The minimum building setback from a lot line other than lot lines that abut a street is as follows:
   (i) a minimum of 12 metres from the northerly lot line;
   (ii) a minimum of 4.5 metres from the southerly lot line; and
   (ii) a minimum of 7.5 metres from lines other than as in (i) or (ii);

(H) The maximum lot coverage is 50%; and

(I) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(100) Exception RT 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;

(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(C) The minimum lot area is that which existed on the day of the enactment of this By-law;

(E) The minimum building setback from a side lot line is 1.2 metres;

(F) The minimum building setback from a side lot line that abuts a street is 4.5 meters;

(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and

(H) The maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(101) Exception RT 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 18.0 metres where the front lot line abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
   (ii) 12.0 metres where the front lot line abuts Milner Ave. or Breckon Gate; and
   (iii) 7.5 metres where the front lot line abuts Murison Blvd.;

(B) The minimum building setback from a side lot line is 1.2 metres;

(C) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the side lot line abuts Sheppard Ave.; and
   (ii) 4.5 metres in all other cases;

(D) The maximum lot coverage is 50%; and

(E) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(102) Exception RT 102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;

(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(C) The minimum lot area is that which existed on the day of the enactment of this By-law;

(D) The minimum building setback from a side lot line is 1.2 metres;

(E) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(G) The maximum lot coverage is 50%; and
(H) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(103) Exception RT 103
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(D) The maximum lot coverage is 50%;
(E) The minimum building setback from a lot line that abuts Neilson Rd., Finch Ave., Tapscott Rd. or the railway right-of-way is 7.5 metres;
(F) The required parking space must be located in the residential building; and
(G) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(104) Exception RT 104
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of 16 dwelling units per block on a registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.0 metres;
(E) The minimum building setback from a lot line that a railway right-of-way is 30.0 metres;
(F) An attached or detached garage must be set back a minimum of 1.0 metres from a side lot line on one side only;
(G) The maximum lot coverage is 50%;
(H) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;
(I) The maximum height of a building is the lesser of 12.0 metres or 3 storeys; and
(J) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(105) Exception RT 105
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of 24 dwelling units per block on a registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.0 metres;
(E) The minimum building setback from a lot line that a railway right-of-way is 30.0 metres;
(F) An attached or detached garage must be set back a minimum of 1.0 metres from a side lot line on one side only;
(G) The maximum lot coverage is 50%;
(H) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;
(I) The maximum height of a building is the lesser of 12.0 metres or 3 storeys;
(J) The required parking space must be located in a building; and
(K) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(106) Exception RT 106
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.0 metres;
(E) The minimum building setback from a rear lot line is 6.0 metres;
(F) An attached or detached garage must be set back a minimum of 1.0 metres from a side lot line on one side only;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 3.0 metres from a lot line that abuts a street;
(H) The maximum lot coverage is 50%;
(I) The maximum height of a building is the lesser of 12.0 metres or 3 storeys;
(J) The required parking space must be located in a building; and
(K) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards.

Prevailing By-laws and Prevailing Sections: (None Apply)

(107) Exception RT 107
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of 26 dwelling units per block on a registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.0 metres;
(E) The minimum building setback from McLevin Avenue is 2.0 metres;
(F) An attached or detached garage must be set back a minimum of 1.0 metres from a side lot line on one side only;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 3.0 metres from a lot line that abuts a street;
(H) The maximum lot coverage is 50%;
(I) The maximum height of a building is the lesser of 12.0 metres or 3 storeys;
(J) The required parking space must be located in a building; and
(K) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards.

Prevailing By-laws and Prevailing Sections: (None Apply)

(108) Exception RT 108
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of 19 dwelling units per block on a registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.0 metres;
(E) The minimum building setback from McLevin Avenue is 2.0 metres;
(F) An attached or detached garage must be set back a minimum of 1.0 metres from a side lot line on one side only;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 3.0 metres from a lot line that abuts a street;
(H) The maximum lot coverage is 50%;
(I) The maximum height of a building is the lesser of 12.0 metres or 3 storeys;
(J) The required parking space must be located in a building; and
(K) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards.

Prevailing By-laws and Prevailing Sections: (None Apply)

(109) Exception RT 109
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(F) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street; and
(G) For a corner lot the minimum lot frontage is 10.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(110) Exception RT 110
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(F) The minimum building setback from a lot line that abuts Berner Trail, Greenspire Rd., or Malvern St. is 7.5 metres;
(G) The maximum lot coverage is 50%; and
(H) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(111) Exception RT 111
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
(F) The maximum **lot coverage** is 50%; and
(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(112) **Exception RT 112**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
(F) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Sheppard Ave., or Milner Ave. is 7.5 metres;
(G) The maximum **lot coverage** is 50%; and
(H) The required **parking space** must be located in the **residential building**;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 33, of former City of Scarborough by-law 14402.

(113) **Exception RT 113**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **side lot line** is 1.2 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
(F) The minimum **building setback** from a **lot line** that abuts Berner Trail, Mammoths Hall Trail, or Malvern St. is 7.5 metres;
(G) The maximum **lot coverage** is 50%; and
(H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(114) **Exception RT 114**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one **dwelling unit** per 150 square metres of **lot area**;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from the easterly most **lot line** is 1.8 metres
(E) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. is 8.5 metres;
(F) Projecting from a **main wall**, an unenclosed deck may encroach a maximum of 2.5 metres into a required **rear yard**;

(G) A bay window may encroach a maximum of 0.4 metres into a required yard setback;

(H) The maximum height of a **building** is the lesser of 10.0 metres or 3 **storeys**;
   (I) The maximum **lot coverage** is 45%; and
   (J) The required **parking space** must be located in a **building**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(115) **Exception RT 115**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

   (A) The minimum **building setback** from a **side lot line** is 0.45 metres;
   (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 meters;
   (C) The maximum **lot coverage** is 50%; and
   (D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(116) **Exception RT 116**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

   (A) The minimum **lot area** is 1,988 square metres;
   (B) The minimum **lot frontage** is:
      (i) 44.0 metres for the entire **townhouse building** lot; and
      (ii) 5.6 metres for each **dwelling unit**;
   (C) Despite clause 10.60.40.70, the required minimum **building setbacks** and **building** separations are shown on Diagram 3 of By-law n1089-2019(LPAT);
   (D) Maximum **building length** shall be as set out on Diagram 3 attached to By-law 1089-2019(LPAT);
   (E) **Established Grade** is the Canadian geodetic elevation of 159.56 metres;
   (F) Despite regulation 10.5.60.50(2), the maximum floor area for **ancillary buildings** is 267 square metres;
   (G) Despite regulation 5.10.30.20(1), the **front lot line** is Bayview Avenue;
   (H) A minimum of two **parking spaces** must be provided for each **dwelling unit**;
      (I) Despite regulation 200.5.1.10(2)(D), two side-by-side **parking spaces** within the **building** must have a minimum combined dimension of 5.2 metres x 5.8 metres;
      (J) A minimum of 1 visitor **parking space** is required;
   (K) Article 200.15.10 shall not apply;
   (L) Despite clause 10.5.50.10, a minimum of 1,100 square metres of landscaping shall be provided, of which 560 square metres shall be **soft landscaping**. Landscape buffers shall be provided as set out on Diagram 3 attached to By-law 1089-2019(LPAT; and
   (M) Despite regulation 10.5.40.60(6), window projections may encroach 0.8 metres into the required **front yard building setback**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1089-2019(LPAT) ]

(117) **Exception RT 117**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

   (A) Despite the uses listed in Article 10.60.20, the only uses permitted are: **dwelling unit** in a **building type** permitted by Clause 10.60.20.40;
(B) The maximum number of dwelling units is 20;
(C) The minimum front yard, side yard and rear yard setbacks for the building are shown on Diagram 4 of By-law 595-2017;
(D) The minimum building setback from the front lot line is 6.0 metres;
(E) The minimum lot frontage for each dwelling unit is 6.0 metres;
(F) The maximum building height of a building is as shown on Diagram 4 of By-law 595-2017;
(G) The maximum lot coverage shall be 31 percent;
(H) The maximum number of dwelling units in a townhouse building is 7 units;
(I) A minimum of two parking spaces must be provided for each dwelling unit;
(J) A maximum of one dwelling unit shall provide two small car parking spaces with a minimum length of 5.1 metres and a minimum width of 2.4 metres; and
(K) A minimum of four parking spaces must be provided for visitor parking, one of which must be an accessible parking space.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 595-2017 ]

(118) Exception RT 118
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 12.0 metres;
(D) The minimum building setback from a rear lot line is 10.0 metres;
(E) The maximum lot coverage is 50%; and
(F) The required parking space must be located in a building;

Prevailing By-laws and Prevailing Sections: (None Apply)

(119) Exception RT 119
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.5 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(E) The maximum lot coverage is 50%; and
(F) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(120) Exception RT 120
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a corner lot the minimum lot frontage is 10.5 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 meters;
(D) An attached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

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(E) The maximum lot coverage is 50%; and
(F) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception RT 121
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) There is a maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The minimum building setback from a side lot line is 1.0 metres;
(E) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(G) The maximum lot coverage is 50%; and
(H) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(122) Exception RT 122
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 25233.

(123) Exception RT 123
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 50 Humberwood Boulevard, regulations 5.10.30.1, 5.10.40.1(3), 5.10.40.40(1), 5.10.40.70(6), 5.10.40.80(1), 10.5.30.40(2), 10.5.40.10(5), 10.5.40.40(3), 10.5.40.50(2), 10.5.40.60(1)(2)(3)(6)(7)(8), 10.5.40.70(1), 10.5.50.10(1)(2)(3), 10.60.40.1(3), 10.60.40.70, 10.60.40.80, 200.15.1.5(1), 200.15.10(1) and 900.7.10(11)(A) do not apply to prevent the erection or use of a building, structure, addition or enlargement if it complies with the following;
(B) A maximum of 36 townhouse dwelling units must have:
   (i) an attached parking garage; and
   (ii) a minimum average width of 5.5 metres;
(C) A minimum of 28 percent of the net site area of lands zoned RT(f5.5; au120; x123), as shown on Diagram 2 of By-law 1344-2017(OMB), must be landscaping;
(D) A building or structure must not exceed the maximum height or storeys shown on Diagram 3 of By-law 1344-2017(OMB);
(E) The minimum building setback is:
   (i) 3.0 metres from a lot line abutting a street;
   (ii) 1.3 metres from a side lot line; and
   (iii) 4.0 metres from a rear lot line;
(F) Measurement of required building setbacks from a lot line abutting a street is not to be affected by a required corner rounding or 0.3 metres reserves; and
(G) The following elements of a building may encroach into the required building setbacks shown by the heavy black lines on Diagram 3 of By-law 1344-2017(OMB), as follows:
(i) maximum 2.5 metres for decks, porches, balconies and/or similar structures;
(ii) maximum 2.0 metres for exterior steps and/or ramps and/or exit stair enclosures;
(iii) maximum 1.0 metres for bay windows, box windows and/or other projection windows; and
(iv) maximum 1.0 metres for roof overhangs, eaves and/or canopies;

(H) A sales office and model home, used exclusively for the initial sale of townhouse dwelling units on this site is permitted for a period not exceeding five years from the date of the enactment of By-law 1344-2017(OMB);

(I) Despite Regulation 240 in Section 800.50, Established Grade is measured from the following for each building identified on Diagram 3, of By-law 1344-2017(OMB):

   (i) 166.68 metres Canadian Geodetic Datum for Building 1;
   (ii) 166.89 metres Canadian Geodetic Datum for Building 2
   (iii) 167.25 metres Canadian Geodetic Datum for Building 3;
   (iv) 167.58 metres Canadian Geodetic Datum for Building 4;
   (v) 167.89 metres Canadian Geodetic Datum for Building 5; and
   (vi) 168.22 metres Canadian Geodetic Datum for Building 6;

(J) Despite Regulation 10.5.40.40(3), gross floor area means the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding: at-grade garage areas measured to the interior face of the garage wall facing the parking, as well as the unfinished lowest level for the townhouse dwelling units zoned RT (f.5; au120; x123), as shown on Diagram 2 of By-law 1344-2017(OMB).

Prevailing By-laws and Prevailing Sections: (None Apply)

(124) Exception RT 124
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 25637.

(125) Exception RT 125
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
   (B) The minimum lot area is that which existed on the day of the enactment of this By-law;
   (C) Maximum of one dwelling unit per lot as shown on a Registered Plan;
   (D) The minimum building setback from a side lot line is 1.5 metres;
   (E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
   (F) The maximum lot coverage is 50%;
   (G) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(126) Exception RT 126
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) Maximum of one dwelling unit per lot as shown on a Registered Plan;
   (B) On a corner lot the minimum lot frontage is 10.5 metres;
   (C) The minimum building setback from a side lot line is 1.5 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) The maximum **lot coverage** is 50%;
(F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(127) **Exception RT 127**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) Maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
(D) The minimum **building setback** from a **front lot line** that abuts a **street** is:
   (i) 6.0 metres where the **rear lot line** also abuts a **street**; and
   (ii) 5.1 metres in all other cases;
(E) The maximum **lot coverage** is 50%;
(F) The minimum **building setback** from a **side lot line** is 1.5 metres;
(G) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   (i) 6.0 metres where the **rear lot line** also abuts a **street**; and
   (ii) 5.1 metres in all other cases;

H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(128) **Exception RT 128**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) Maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
(D) The maximum **lot coverage** is 50%;
(E) The minimum **building setback** from a **side lot line** is 1.5 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(G) The minimum **building setback** from a **side lot line** is:
   (i) 18.0 metres where the **lot line** abuts Steeles Ave., Warden Ave. or Kennedy Rd.; and
   (ii) 12.0 metres where the **lot line** abuts Pharmacy Ave. or Birchmount Rd.; and
(H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(129) **Exception RT 129**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) Maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
(D) The maximum **lot coverage** is 50%;
(E) The minimum **building setback** from a **side lot line** is 1.5 metres;
(F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)
(130) Exception RT 130
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum **lot coverage** is 50%;
(B) The minimum **building setback** from a **side lot line** is 1.5 metres;
(C) The minimum **building setback** from a **lot line** that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
(D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(131) Exception RT 131
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) **Former City of North York by-law 24382.**

(132) Exception RT 132
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) **City of Toronto by-law 374-2001.**

(133) Exception RT 133
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(D) The minimum **building setback** from a **front lot line** is:
   (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
   (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
   (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   (i) 7.5 metres where the **side lot line** abuts Sheppard Ave.; and
   (ii) 4.5 metres in all other cases;
(G) The maximum **lot coverage** is 50%; and
(H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(134) Exception RT 134
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) Maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
(E) The maximum **lot coverage** is 40%; and
(F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(135) **Exception RT 135**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
(B) The minimum **building setback** from a **side lot line** is 1.5 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(D) The minimum **building setback** from a **lot line** that abuts Generation Blvd. is 7.5 metres;
(E) The maximum **lot coverage** is 55%;
(F) The maximum height of the **building** is the lesser of 2 **storeys** and 9.0 metres; and
(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(136) **Exception RT 136**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
(B) The minimum **building setback** from a **side lot line** is 1.5 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(D) The minimum **building setback** from a **lot line** that abuts Generation Blvd. is 7.5 metres;
(E) The maximum **lot coverage** is 55%;
(F) The maximum height of the **building** is the lesser of 2 **storeys** and 9.0 metres; and
(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(137) **Exception RT 137**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **front lot line** is 1.5 metres;
(B) The minimum **building setback** from a **side lot line** is 1.5 metres;
(C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of:
   (i) 3.0 metres from a **lot line** that abuts a **street**, where a municipal sidewalk is provided for within the adjoining public boulevard; and
   (ii) 4.5 metres from a **lot line** that abuts a **street**, where a municipal sidewalk is not provided for within the adjoining public boulevard;
(D) In no case is the **main wall** with the **vehicle** access to be more than 1.5 metres behind any other portion of the **front main wall**;
(E) The maximum **lot coverage** is 90%;
(F) The maximum height of the **building** is the lesser of 3 **storeys** and 14.5 metres; and
(G) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(138) Exception RT 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 1.5 metres;
(B) The minimum building setback from a side lot line is 1.5 metres;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of:
   (i) 3.0 metres from a lot line that abuts a street, where a municipal sidewalk is provided for within the adjoining public boulevard; and
   (ii) 4.5 metres from a lot line that abuts a street, where a municipal sidewalk is not provided for within the adjoining public boulevard;
(D) The minimum building setback from a rear lot line is 7.25 metres;
(E) The maximum lot coverage is 60%; and
(F) The maximum height of the building is the lesser of 3 storeys and 14.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(139) Exception RT 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line is 1.5 metres;
(C) There is no minimum building setback from a rear lot line;
(D) If the vehicle entrance to a garage also faces the a front lot line or rear lot line, the entrance must be set back a minimum of 6.0 metres from that lot line that it faces;
(E) The maximum lot coverage is 65%;
(F) The maximum height of the building is the lesser of 4 storeys and 14.5 metres; and
(G) For the purpose of this exception, the front lot line is the lot line that separates a lot from Sheppard Ave., East Metro Avenue or Rouge Drive.

Prevailing By-laws and Prevailing Sections: (None Apply)

(140) Exception RT 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line is 1.5 metres;
(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of:
   (i) 3.0 metres from a lot line that abuts a street, where a municipal sidewalk is provided for within the adjoining public boulevard; and
   (ii) 4.5 metres from a lot line that abuts a street, where a municipal sidewalk is not provided for within the adjoining public boulevard;
(D) The maximum lot coverage is 85%;
(E) The maximum height of the building is the lesser of 3 storeys and 14.5 metres;
(F) The required parking space must be located in the residential building; and
For the purpose of this exception the **lot line** abutting the 0.3 metre reserve along Rouge River Drive is the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RT 141**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **side lot line** is 1.5 metres;

(C) There is no minimum **building setback** from a **rear lot line**;

(D) If the **vehicle** entrance to a garage also faces the a **front lot line** or **rear lot line**, the entrance must be set back a minimum of 6.0 metres from that **lot line** that it faces;

(E) The maximum **lot coverage** is 75%;

(F) The maximum height of the **building** is the lesser of 4 **storeys** and 14.5 metres; and

(G) For the purpose of this exception, the **front lot line** is the north **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RT 142**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) If the **vehicle** entrance to a garage also faces the a **front lot line**, the entrance must be set back a minimum of 6.0 metres from that **lot line**;

(C) The minimum **building setback** from a **side lot line** is 1.5 metres;

(D) The minimum **building setback** from a **rear lot line** is 7.25 metres;

(E) The maximum **lot coverage** is 55%; and

(F) The maximum height of the **building** is the lesser of 3 **storeys** and 14.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RT 143**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **side lot line** is 1.5 metres;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 1.5 metres;

(D) The minimum **building setback** from a **rear lot line** is 7.25 metres;

(E) If the **vehicle** entrance to a garage also faces the a **front lot line**, the entrance must be set back a minimum of 5.7 metres from that **lot line**;

(F) The maximum **lot coverage** is 60%;

(G) The maximum height of the **building** is the lesser of 3 **storeys** and 14.5 metres; and

(H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RT 144**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions

(A) A maximum of one dwelling unit per lot as shown on the registered plan;
(B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(C) The minimum lot area is that which existed on the day of the enactment of this By-law;
(D) The maximum height of the building is the lesser of 3 storeys or 10.0 metres;
(E) The maximum net floor area of the highest floor is 33 square metres;
(F) The minimum building setback from a side lot line is 0.9 metres on one side and 0.3 metres on the other side and nothing may encroach into that setback area;
(G) The minimum building setback from a front lot line is 4.5 metres;
(H) The maximum lot coverage is 50%;
(I) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)
900.7.10(11)(A) do not apply to prevent the erection or use of a building, structure, addition or enlargement if it complies with the following; and

(B) The total number of townhouse dwelling units must not exceed 102;

(C) Each townhouse dwelling unit must have a minimum average width of 4.4 metres;

(D) Privately-Owned Publicly Accessible Open Space (POPS) is a landscaping area, as shown on Diagram 3 of By-law 1344-2017(OMB), which is open and accessible to the public at all times and must not be less than 391 square metres;

(E) A building or structure must not exceed the maximum height or storeys shown on Diagram 3 of By-law 1344-2017(OMB);

(F) No portions of any building or structure located above grade may be located otherwise than wholly within the areas delineated by heavy black lines as shown on Diagram 3 of By-law 1344-2017(OMB);

(i) 0 metre setback required for a common lot line shared by townhouse dwelling units;

(ii) Measurement of required building setbacks from a lot line abutting a street is not to be affected by a required corner rounding or 0.3 metres reserves; and

(iii) In the case of a corner lot with a corner rounding, the exterior side lot line is deemed to extend to its hypothetical point of intersection with the extension of the front lot line for the purposes of measuring the required building setbacks;

(G) The following elements of a building may encroach into the required building setbacks shown by the heavy black lines on Diagram 3 of By-law 1344-2017(OMB), as follows:

(i) maximum 2.5 metres for decks, porches, balconies and/or similar structures;

(ii) maximum 2.0 metres for exterior steps and/or ramps and/or exit stair enclosures;

(iii) maximum 1.0 metres for bay windows, box windows and/or other projection windows; and

(iv) maximum 1.0 metres for roof overhangs, eaves and/or canopies;

(H) Parking spaces must be provided at a minimum rate of:

(i) 1.0 parking space, for each townhouse dwelling unit, must be provided below grade in an underground parking garage; and

(ii) 0.2 parking space, for each townhouse dwelling unit, must be provided exclusively for visitor use;

(I) A sales office and model home, used exclusively for the initial sale of townhouse dwelling units on this site is permitted for a period not exceeding five years from the date of the enactment of By-law 1344-2017(OMB);

(J) Despite Regulation 240 in Section 800.50, Established Grade is measured from the following for each building identified on Diagram 3, of By-law 1344-2017(OMB):

(i) 168.48 metres Canadian Geodetic Datum for Building 7;

(ii) 168.32 metres Canadian Geodetic Datum for Building 8;

(iii) 167.91 metres Canadian Geodetic Datum for Building 9;

(iv) 167.22 metres Canadian Geodetic Datum for Building 10;

(v) 167.60 metres Canadian Geodetic Datum for Building 11; and

(vi) 167.91 metres Canadian Geodetic Datum for Building 12;

(K) Despite Regulation 10.5.40.40(3), gross floor area means the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding: underground garage areas of the townhouse dwelling units zoned RT (f4.4; au117; x147), as shown on Diagram 2 of By-law 1344-2017(OMB)

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1344-2017 (OMB) ]

(148) Exception RT 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulation 10.5.40.10(1), the height of the building is the distance between the Canadian Geodetic Datum elevation of 167.85 metres and the elevation of the highest point of the building;

(B) Despite regulations 10.60.40.10(1) and 10.60.40.10(2), the permitted maximum height of a building or structure, exclusive of mechanical penthouses and parapets, is the numerical value in metres following the
letter HT and, where indicated, the numerical number of storeys following the letters ST within the areas delineated on Diagram 3 of By-law 1244-2017;

(C) Despite regulation 10.60.40.40(1), the permitted maximum gross floor area of all buildings and structures is 6,158.14 square metres;

(D) Despite regulations 10.5.40.60, 10.5.40.70, 10.60.40.70, no portion of any building or structure may extend beyond the solid and dashed lines delineating the building envelope on Diagram 5 of By-law 1244-2017, with the exception of uncovered and enclosed ramps, canopies, airshafts, balconies, balcony roof or canopies, cornices, awnings, architectural features, trellises, columns, pilasters, window sills, all of which may extend beyond the heavy lines by 2.0 metres on the attached Diagram 5 of By-law 1244-2017 within the lot, and underground garage ramps and their associated structures, which may extend beyond the heavy lines by 6.0 metres;

(E) The maximum number of dwelling units permitted is 24;

(F) Despite regulation 10.60.40.1(3), the minimum width of a dwelling unit in a townhouse is 4.0 metres;

(G) Despite regulation 10.5.50.10, a minimum of 1,310 square metres of landscaping will be provided on the lot, of which a minimum of 60 percent of the lot must be soft landscaping;

(H) Despite regulation 200.5.10.1, resident parking spaces must be provided at a minimum rate of 1 parking space for each dwelling unit and a maximum rate of 2.1 parking spaces for each dwelling unit;

(I) Despite regulation 200.5.10.1, visitor parking spaces must be provided at a minimum rate of 0.2 parking space for each dwelling unit; and

(J) Despite regulation 200.15.10(1), a minimum of 4 accessible parking spaces must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1244-2017 ]

(149) Exception RT 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 2.5 metres;

(B) If the vehicle entrance to a garage also faces the street, the entrance must be set back from a lot line that abuts a street a minimum of:

   (i) 3.0 metres where the boulevard has a sidewalk; and

   (ii) 4.5 metres where the boulevard does not contain a sidewalk;

(C) The vehicle entrance to a garage must not be more than 1.5 metres further from the street than the front main wall not with the vehicle entrance;

(D) The maximum lot coverage is 65%;

(E) The maximum height of a building is the lesser of 3 storeys and 13.0 metres; and

(F) The maximum lot coverage and maximum number of dwelling units apply collectively to this land despite any further land division.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 3, of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law); and

(B) Schedule "C" Exception 6(a), of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law).

(150) Exception RT 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 1.5 metres;

(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a lot line that abuts a Block on the registered plan containing a walkway is 0.5 metres;

(D) Only a chimney or roof may encroach into the required yard setback in (C) to a maximum distance of 0.4 metres;

(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back from a lot line that abuts a street a minimum of:

   (i) 3.0 metres where the boulevard has a sidewalk; and

   (ii) 4.5 metres where the boulevard does not contain a sidewalk;

(F) The vehicle entrance to a garage must not be more than 1.5 metres further from the street than the front main wall not with the vehicle entrance;

(G) The maximum height of a building is the lesser of 3 storeys and 13.0 metres.

(H) The maximum lot coverage is 95%; and

(I) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 3, of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law)

(151) Exception RT 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 1.5 metres;

(B) The minimum building setback from a side lot line is 1.2 metres;

(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back from a lot line that abuts a street a minimum of:

   (i) 3.0 metres where the boulevard has a sidewalk; and

   (ii) 4.5 metres where the boulevard does not contain a sidewalk;

(D) The vehicle entrance to a garage must not be more than 1.5 metres further from the street than the front main wall not with the vehicle entrance;

(E) The minimum building setback from a rear lot line is 7.25 metres;

(F) The maximum height of a building is the lesser of 3 storeys and 13.0 metres;

(G) The maximum lot coverage is 65%; and

(H) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 3, of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law)

(152) Exception RT 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 1.5 metres;

(B) The minimum building setback from a side lot line is 1.2 metres;

(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back from a lot line that abuts a street a minimum of:

   (i) 3.0 metres where the boulevard has a sidewalk; and

   (ii) 4.5 metres where the boulevard does not contain a sidewalk;

(D) The vehicle entrance to a garage must not be more than 1.5 metres further from the street than the front main wall not with the vehicle entrance;

(E) The maximum height of a building is the lesser of 3 storeys and 13.0 metres;
(F) The maximum **lot coverage** is 65%; and

(G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 3, of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law)

(153) **Exception RT 153**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;

(B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 161.77 metres and the elevation of the highest point of the **building**;

(C) In addition to regulation 10.5.40.10(2), a mechanical penthouse may exceed the permitted maximum height for the **building** by 2.0 metres and a parapet may exceed the permitted maximum height by 0.3 metres;

(D) Regulation 10.5.40.10(5), First Floor Location Requirement, and regulation 10.5.40.50(3), regarding platforms at or above the second storey, do not apply;

(E) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5) and 10.5.40.60(6) window projections, architectural features, balconies, porches, and canopies may encroach up to 1.7 metres into the required **building setbacks**;

(F) Despite clauses 10.5.40.70 and 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 3 attached to this By-law;

(G) Despite regulation 10.5.50.10(1)(D), a minimum of 65 percent of the **front yard** must be **soft landscaping**;

(H) Despite regulations 10.5.50.10(2) and 10.5.50.10(3):

(i) a minimum of 40 percent of the **rear yard** and **side yard** area is required for **landscaping**; and

(ii) a minimum of 75 percent of the **rear yard** and **side yard landscaping** required above, must be **soft landscaping**;

(I) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** for each **dwelling unit** is 5.74 metres;

(J) Despite clause 10.60.30.40, the permitted maximum **lot coverage** is 45 percent of the **lot area**;

(K) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 5.7 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;

(L) Despite regulation 10.60.40.10(1), the permitted maximum **building** height is 11.0 metres;

(M) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** is 3 and any level with a floor below the Canadian Geodetic Datum elevation of 161.77 metres is not a **storey**;

(N) Despite clause 10.60.40.40, the permitted maximum **gross floor area** is 1420 square metres;

(O) The required parking area within each **dwelling unit** in the **building** must have the following minimum dimensions:

(i) length of 5.8 metres; and

(ii) width of 5.2 metres;

(P) Despite regulation 200.5.1.10(2)(C), the visitor **parking spaces** must have the following minimum dimensions:

(i) length of 6.0 metres; and

(ii) width of 2.7 metres; and

(Q) Despite clause 200.5.10, a minimum of two visitor **parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 599-2018 ]

(154) **Exception RT 154**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 2.5 metres;
(B) If the vehicle entrance to a garage also faces the street, the entrance must be set back from a lot line that abuts a street a minimum of:

(i) 3.0 metres where the boulevard has a sidewalk; and
(ii) 4.5 metres where the boulevard does not contain a sidewalk;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) The minimum building setback from a rear lot line is 7.25 metres;

(E) The maximum lot coverage is 65%;

(F) The maximum height of a building is the lesser of 3 storeys and 13.0 metres;

(G) The required parking space must be located in the residential building;

(H) If the lot has a Townhouse the following regulations apply:

(i) the minimum lot frontage for each dwelling unit is 4.7 metres; and
(ii) the minimum lot area for each dwelling unit is 100 square metres; and

(I) If the lot has a Semi-detached House the following regulations apply:

(i) the minimum lot frontage for the semi-detached house is 14.0 metres and for each dwelling unit is 7.0 metres; and
(ii) the minimum lot area for the semi-detached house is 310 square metres and for each dwelling unit is 155 square metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 3, of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law)

(155) Exception RT 155
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum number of units applies to each block on the registered plan;

(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;

(D) The minimum building setback from a side lot line is 1.2 metres; and

(E) The maximum height of a building is the lesser of 14.5 metres and 3 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(156) Exception RT 156
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum number of units applies to each block on the registered plan;

(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(C) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;

(D) The minimum building setback from a side lot line is 1.2 metres;

(E) The maximum height of a building is the lesser of 14.5 metres and 3 storeys; and

(F) The minimum building setback from a lot line that abuts a rail right-of-way is:

(i) 15.0 metres from the CPR Havelock rail line; and
(ii) 30.0 metres from all others.

Prevailing By-laws and Prevailing Sections: (None Apply)

(157) Exception RT 157
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If the requirements of Section 9 and Schedule A of By-law 1274-2017 are complied with, none of the provisions of: 5.10.40.70(2); 10.5.40.50(2); 10.5.50.10(1)(D); 10.5.50.10(3)(B); 10.5.80.40(3); 10.60.40.1(3); 10.60.40.70; 10.60.40.80; 800(240) apply to prevent the use or erection or use of a building, structure, addition or enlargement permitted by (B) to (G) below;

(B) A maximum of 40 dwelling units are permitted;

(C) Despite 10.5.80.40(3) vehicle access to a parking space on a corner lot may be from a private driveway;

(D) Despite 10.60.40.70 the following minimum building setbacks apply:

(i) Minimum front yard setback is 3 metres;
(ii) Minimum side yard setback is 0.55 metres;
(iii) Minimum rear yard setback is 4 metres;
(iv) Minimum exterior side yard setback is 1.2 metres; and
(v) Minimum building setback from a daylight triangle is 1.2 metres;

(E) For the purpose of this exception established grade is the Canadian Geodetic Datum elevation of 125.88 metres;

(F) For the purpose of this exception, on a corner lot, daylight triangle shall mean the triangular space formed between the intersection point of the front lot line and the side lot line and two points along these lines measured 5 metres from the intersection point. Where the lot has a rounded corner, the point where the projection of the two lines intersect shall be the intersection point where the 5 metres is measured;

(G) A sales office used to sell dwelling units in the development is permitted for a period of 3 years from the date of the passing of By-law 1274-2017; and

(H) The maximum Lot Coverage shall be calculated over the land zoned RT 157.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1274-2017 ]

(158) Exception RT 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;

(C) The minimum building setback from a lot line that abuts a rail right-of-way is:

(i) 15.0 metres from the CPR Havelock rail line; and
(ii) 30.0 metres from all others;

(D) A lot with a townhouse must comply with the following:

(i) the maximum number of units applies to each block on the registered plan;
(ii) the minimum building setback from a side lot line is 1.2 metres; and
(iii) the maximum height of a building is the lesser of 14.5 metres and 3 storeys;

(E) A lot with a semi-detached house must comply with the following:

(i) a maximum of one dwelling unit in a semi-detached house per lot shown on the registered plan;
(ii) the minimum building setback from a side lot line is 1.2 metres;
(iii) if the common wall of the semi-detached house does not exist above grade the minimum separation between the walls is 1.2 metres; and
(iv) the maximum height of a building is 12.5 metres; and

(F) A lot with a detached house must comply with the following:

(i) a maximum of one detached house per lot shown on the registered plan;
(ii) the minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side; and

(iii) the maximum height of a **building** is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(159) **Exception RT 159**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **parking space** must be located in the **rear yard**;
(B) A garage must be a minimum of 6.0 metres from the **main walls** of the **residential building**; and
(C) The maximum height of a **building** is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(160) **Exception RT 160**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is 0.6 metres;
(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.0 metres;
(D) The minimum **building setback** from a **side lot line** that abuts a **lane** is 1.2 metres;
(E) A garage must be set back a minimum of 0.5 metres from a **lot line** that abuts a **lane**;
(F) A garage must be a minimum of 6.0 metres from the **main walls** of the **residential building**; and
(G) The maximum height of a **building** is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(161) **Exception RT 161**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 847-2006; and
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(162) **Exception RT 162**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-laws 25857 and 26319; and
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(163) **Exception RT 163**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 64.16(7) of the former City of North York zoning by-law 7625; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(164) Exception RT 164
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 185-2003.

(165) Exception RT 165
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 1146-2004 (OMB).

(166) Exception RT 166
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 1207-2009; and
(B) On 115 Torbarrie Rd., Section 64.16(51) of the former City of North York zoning by-law 7625.

(167) Exception RT 167
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 5.10.30.20(1), the front lot line is the lot line abutting Bayview Avenue;
(B) Despite regulation 10.5.40.10(1), the height of a building or structure is the distance between the Canadian Geodetic Datum elevation of 163.5 metres and the elevation of the highest point of the building;
(C) In addition to regulation 10.5.40.10(2), a mechanical penthouse, stair enclosure, elevator enclosure, air conditioner units/screening, parapets and terrace access may exceed the permitted maximum height for the building by 2.0 metres and is not considered a storey;
(D) Regulation 10.5.40.50(3), regarding platforms at or above the second storey, does not apply;
(E) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5), and 10.5.40.60(6) window projections, architectural features, balconies, porches, and canopies may encroach up to 2.5 metres into the required building setbacks;
(F) Despite regulation 10.5.40.60(3), exterior stairs providing access to a building or structure must be no longer than a maximum 1.6 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the building or structure; and maintain a maximum width of 5.4 metres;
(G) Despite clauses 10.5.40.70 and 10.60.40.70, the required minimum building setbacks are as shown on Diagram 3 of By-law 1336-2018(LPAT)];
(H) Despite clause 10.5.50.10, a minimum of 70 percent of the front yard must be soft landscaping;
(I) Despite regulation 10.60.30.20(1), the required minimum lot frontage is 38.0 metres and the required minimum lot frontage for each dwelling unit is 6.0 metres;
(J) Despite clause 10.60.30.40, the permitted maximum lot coverage is 41 percent of the lot area;
(K) Despite regulation 10.60.40.1(3), the minimum width of a dwelling unit in a townhouse is 6.0 metres if the dwelling unit does not have an individual private driveway leading directly to the front of it;
(L) Despite regulation 10.60.40.10(1), the permitted maximum building height is 11.0 metres;
(M) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** is 3;

(N) Despite regulations 200.5.1.10(2)(A) and 200.5.1.10(2)(D), the required parking area within each **dwelling unit** in the **building** must have the following minimum dimensions:
  
  (i) length of 5.5 metres; and
  
  (ii) width of 5.8 metres;

(O) Despite regulations 200.5.1.10(2)(C) and 200.5.1.10(2)(D), the visitor **parking space** must have the following minimum dimensions:
  
  (i) length of 6.7 metres; and
  
  (ii) width of 2.6 metres; and

(P) Despite clause 200.5.10, a minimum of one visitor **parking space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1336-2018 ]

(168) **Exception RT 168**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 678-1999.

(169) **Exception RT 169**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite clause 10.60.40.70, the required minimum **building setbacks** are those shown on Diagram 3 of By-law 825-2018;

(B) **Established grade** is the Canadian Geodetic Datum elevation of 116.76 metres;

(C) Despite regulation 10.60.40.40(1), the maximum permitted residential **gross floor area** is 2,815.00 square metres;

(D) Despite regulation 10.5.50.10(1)(A), a minimum of 39 percent of the lands on Diagram 1 of By-law 825-2018 must be soft landscaping;

(E) Despite regulation 10.60.40.80(2)(B), the minimum separation distance between the **main walls** of the respective **buildings** is 7.0 metres as shown on Diagram 3 of By-law 825-2018;

(F) Despite regulation 10.60.40.10(1)(A), the permitted maximum height for a **building** or **structure** is 12.95 metres;

(G) Despite regulation 10.60.40.1(3)(A), the minimum width of a **townhouse** is 4.4 metres;

(H) Despite regulation 10.60.40.1(3)(B), the minimum width of a **semi-detached house** is 5.4 metres;

(I) Despite regulation 10.60.30.40(1), the maximum **lot coverage** (including garages) is 44 percent;

(J) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit** (Resident) and 0.2 for each **dwelling unit** (Visitor); and

(K) A temporary sales office or temporary sales structure for the purposes of marketing and sales related to the uses permitted on the property is permitted, for a maximum of 3 years from the date of the enactment of By-law 825-2018. No development standards apply to the temporary sales office or structure.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 825-2018 ]

(171) **Exception RT 171**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite the uses listed in Article 10.60.20, the only uses permitted are: **dwelling unit** in the **townhouse** residential building type permitted by clause 10.60.20.40;
(B) The permitted maximum number of dwelling units is 11;
(C) Despite regulation 10.60.30.10(2) the required minimum lot area for each townhouse dwelling unit is 85.0;
(D) Despite regulation 10.60.30.20(1)(C) the required minimum lot frontage for each townhouse dwelling unit is 4.2 metres;
(E) Despite clause 10.60.40.70 and regulation 10.5.40.70(1), the required minimum building setbacks are shown on Diagram 3, attached to By-law 1341-2018(LPAT);
(F) Despite regulation 10.60.40.1(3), the minimum width of a dwelling unit in a townhouse is 4.2 metres;
(G) Despite regulation 10.5.40.10(1), the height of the building is the distance between the Canadian Geodetic Datum elevation of 181.35 metres and the elevation of the highest point of the building;
(H) Despite regulations 10.60.40.10(1) and 10.60.40.10(2), the permitted maximum height of a building or structure and number of stories is as shown on Diagram 3 attached to By-law 1341-2018(LPAT);
(I) Despite regulation 10.5.40.10(3) and (4) the following may project above the permitted maximum height:
   (i) architectural features, parapet walls, railings, cornices, sills, and ornamental features may project a maximum of 1.2 metres; and
   (ii) elevator overruns, roof accesses, skylights, and associated mechanical elements may project a maximum of 1.2 metres;
(J) Despite clause 10.5.40.60, the following may encroach into the required minimum building setbacks shown on Diagram 3, attached to By-law 1341-2018(LPAT) as follows:
   (i) Bay windows, juliet balconies, railings, architectural features such as cornices, frames and bands may encroach a maximum of 0.61 metres;
   (ii) Canopies and porches may encroach a maximum of 1.5 metres; and
   (iii) Stairs may encroach a maximum of 2.6 metres;
(K) Despite clause 10.60.30.40, the permitted maximum lot coverage is 50 percent as shown on Diagram 4 attached to By-law 1341-2018(LPAT);
(L) Despite regulation 10.60.30.10(1) the required minimum lot area is 1,760 square metres;
(M) Despite regulation 10.60.40.40(1) the permitted maximum gross floor area is 2,715 square metres;
(N) Despite clause 10.5.50.10, a minimum of 29.5 percent of the lot area must be maintained as landscaping, and the landscape buffer as shown on Diagram 3 to By-law 1341-2018(LPAT) shall be wholly comprised of soft landscaping;
(O) In addition to the parking space requirements of table 200.5.10.1 and the dimensions required in regulation 200.5.10.2, a minimum of 2 parking spaces per dwelling unit must be provided inside the building, one of which must have the minimum dimensions in (i) and the other must have the minimum dimensions in (ii):
   (i) length of 4.5 metres and width of 2.6 metres; and
   (ii) length of 5.6 metres and width of 2.6 metres;
(P) Despite regulations 200.5.1.10(5) and 200.5.1.10(6), required parking spaces noted in (O) above, may be tandem parking spaces;
(Q) In addition to regulations 200.5.10.1(1) and 200.5.1.10(3), a minimum of 3 visitor parking spaces must be provided and one visitor parking space will have the following maximum dimensions:
   (i) length of 5.6 metres; and
   (ii) width of 4.2 metres;
(R) Despite regulation 200.5.1.10(13) parking spaces must have access to a street by means of a private driveway from Blithfield Avenue;
(S) Despite regulation 10.60.40.80(2), the required minimum separation distance between the townhouse blocks is 2.0 metres shown on Diagram 3 of By-law 1341-2018(LPAT); and
(T) Despite regulation 5.10.30.20(1), the front lot line and rear lot line are shown on Diagram 3 of By-law 1341-2018(LPAT).

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1341-2018 ]

(172) Exception RT 172
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 625-2000.

(173) Exception RT 173
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum **lot frontage** is 6.5 metres per **dwelling unit**;
(B) The minimum **lot area** is 335 square metres per **dwelling unit**;
(C) The minimum **building setback** from a **front lot line** is:
   (i) 3.0 metres if it abut St. Clair Ave.; and
   (ii) 6.0 metres in all other cases;
(D) The minimum **building setback** from a **side lot line** is 0.9 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
(F) The maximum **lot coverage** is 55%;
(G) The maximum **building height** is the lesser of 9.0 metres and 2 **storeys**; and
(H) The only permitted **building type** is a **townhouse**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(174) Exception RT 174
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) the lands shown as Blocks 8, 10, and 13 on Diagram 5 of By-law 1214-2019(LPAT) may be used, and **buildings** and **structures** may be erected and used, in compliance with (B) through (FF), provided the following are met:
   (i) The requirements of Schedule A of By-law 1214-2019(LPAT); and
   (ii) Prior to the lifting of the H symbol on Blocks 10 and 13, as shown on Diagram 2 of By-law 1214-2019(LPAT), the only use and construction that may occur on those Blocks must be in accordance with Section 15 of By-law 1214-2019(LPAT);
(B) despite any provision of Regulation 10.60.20.20 to the contrary, the following uses are permitted if they comply with the specific conditions associated with the reference numbers(s) for each use in Regulation 10.60.20.100:
   (i) **Home Occupation** (6);
   (ii) **Private Home Daycare** (9); and
   (iii) **Secondary Suite** (12);
(C) despite regulation 10.60.40.40(1), the permitted maximum **gross floor area** on Blocks 8, 10 and 13 as shown on Diagram 5 of By-law 1214-2019(LPAT) is:
   (i) 15,900.0 square metres on Block 8;
   (ii) 11,200.0 square metres on Block 10; and
   (iii) 15,300.0 square metres on Block 13;
(D) in addition to the areas identified in Regulation 10.5.40.40(3), the **gross floor area** of a **townhouse** is also reduced by the area in the **building** used for:
   (i) A detached private garage having a maximum area of:
      (a) 30.0 square metres, if the garage accommodates one **parking space**; and
      (b) 45.0 square metres, if the garage accommodates two **parking spaces**;
(ii) Vestibules providing rooftop access, to a maximum gross floor area of 12.0 square metres; and
(iii) Mechanical penthouses;

(E) the permitted maximum number of dwelling units on Blocks 8, 10 and 13 shown on Diagram 5 of By-law 1214-2019(LPAT) is:
   (i) 80 dwelling units on Block 8;
   (ii) 64 dwelling units on Block 10; and
   (iii) 68 dwelling units on Block 13;

(F) despite regulation 10.60.40.10 (1)(B), the permitted maximum height for a building or structure in metres is the numerical value in metres, following the HT symbol, as shown on Diagram 10 of By-law 1214-2019(LPAT);

(G) for the purpose of calculating established grade:
   (i) Each dwelling unit in a townhouse will be deemed to be on its own lot; and
   (ii) The minimum front yard setback for each dwelling unit is as shown on Diagram 10 of By-law 1214-2019(LPAT);

(H) despite regulation 10.5.40.10(2), the following structures may exceed the permitted maximum building height as follows:
   (i) 0.9 metres for skylights, roof access hatch;
   (ii) 1.5 metres for architectural features and design elements, parapets, elements of a green roof, railings and guards;
   (iii) 1.8 metres for balcony and roof top terrace dividers, safety screens, wind screens or privacy screens;
   (iv) 3.2 metres for roof top canopies and associated structural elements, structures on the roof used for outside or open air recreation, vestibules for rooftop access, mechanical equipment and associated enclosures, elevator overrun, stairs and stair enclosures; and
   (v) 1.5 metres for vents, stacks, flues and chimneys;

(I) despite regulation 10.60.40.10(2), the permitted maximum number of storeys in a building is the numerical value following the ST symbol, as shown on Diagram 10 of By-law 1214-2019(LPAT);

(J) despite (I) above, the following are not a storey:
   (i) Vestibules providing rooftop access and having a gross floor area of not more than 12.0 square metres;
   (ii) Mechanical penthouses;
   (iii) Stair enclosures; and
   (iv) Elevator overruns;

(K) the finished floor elevation of the front door sill for dwelling units on a Block shown on Diagram 10 of By-law 1214-2019(LPAT) must not be more than:
   (i) 1.2 metres above established grade for 80 percent of the dwelling units on a Block; and
   (ii) 1.5 metres above established grade for all other dwelling units on the same Block;

(L) despite regulation 10.5.40.70(1), and Clauses10.5.60.20 and 10.60.40.70, the required minimum setbacks for buildings and detached private garages is shown on Diagram 10 of By-law 1214-2019(LPAT). A building setback is not required from a corner rounding at the intersection of two streets;

(M) despite regulation 5.10.40.70(1) and Clause 10.5.40.60, the following may encroach into a required building setback:
   (i) 0.9 metres for architectural features such as cornices, eaves, piers, mouldings, sills, scuppers, rain water leaders, lighting fixtures and bay windows;
   (ii) 2.4 metres for retaining walls and stairs;
   (iii) 2.0 metres for stoops, decks, porches, canopies and associated structures, awnings and associated structures, utility meters and associated enclosures; and
   (iv) 0.9 metres for air conditioners and generators;

(N) despite regulation 10.60.40.80(1), if a townhouse has main walls where a line projecting outward at a right angle from one of the main walls intercepts another main wall of the same building, the required above-ground separation distance between those main walls, excluding architectural recesses in a main wall having a depth of 1.0 metres or less and main walls around inset balconies and entrances, is:
(i) 5.5 metres if there are no windows and/or doors in one or more of those main walls; and
(ii) 11.0 metres if each main wall has windows and/or doors opening into a dwelling unit;

(O) despite regulation 10.60.40.80(2), if two or more townhouse buildings are on the same Block, the required minimum above-ground separation distance between the main walls of the respective townhouse buildings is:

(i) 2.0 metres between side main walls;
(ii) 15.0 metres between rear main walls if there is a window and/or door into a dwelling unit, excluding openings into a garage; and
(iii) Light fixtures, eaves, roof overhangs, rainwater leaders, gutters, scuppers and structures on the roof of a building used for outside or open air recreation, may encroach into a required separation distance;

(P) despite Chapter 200, parking must be provided in accordance with Section 12 of By-law 1214-2019(LPAT);
(Q) despite regulation 10.5.80.10(1), a parking space must be on the same Block as the dwelling unit for which the parking space is required;
(R) despite regulation 10.5.80.10(3) a parking space may not be between the front or side main walls of a building with a dwelling unit and a street;
(S) parking spaces must be provided in accordance with Section 12 of By-law 1214-2019(LPAT), except that visitor parking spaces are not required;
(T) despite regulation 10.5.80.40(3)(C) access to parking spaces may be from any street, however, an individual private driveway leading to the front of a dwelling unit in a townhouse is not permitted;
(U) despite regulation 10.5.100.1(6), a block shown on Diagram 5 of By-law 1214-2019(LPAT) may have a driveway with two points of vehicle access to the same street;
(V) despite regulations 10.5.50.10(1), (2), (3) landscaping for townhouses must be provided as follows:

(i) 100 percent of the area between the front main wall of a dwelling unit in a townhouse and the street must be used for no other purpose than landscaping, of which 75 percent must be soft landscaping;
(ii) A minimum of 60 percent of the area between the side main wall of a dwelling unit and the street must be used for no other purpose than landscaping, of which a minimum of 75 percent must be for soft landscaping;
(iii) Where a detached private garage is provided for a dwelling unit, a minimum of 25 percent of the area between the rear main wall of the dwelling unit and the detached private garage must be soft landscaping; and
(iv) For the purpose of (iii) above, each dwelling unit shall be deemed to be located on a lot;

(W) despite regulation 10.5.50.10(6), the calculation of landscaping or soft landscaping excludes the area covered by any permitted encroachment listed in Regulation (M) above;

(X) regulation 10.5.60.1(4) does not apply;
(Y) despite regulation 10.60.30.10(1) the required minimum lot area is 67.0 square metres;
(Z) despite regulation 10.60.30.20(1), the minimum lot frontage is 4.2 metres;
(AA) despite regulation 10.60.40.1(3) the minimum width of a dwelling unit in a townhouse is 4.2 metres;
(BB) Clauses 10.5.60.50 and 10.5.60.70 do not apply to a detached private garage;
(CC) each dwelling unit in a townhouse must front on a street;
(DD) despite any severance or division of the lands subject to this Exception, the regulations of this Exception shall continue to apply to the whole of the lands as if no severance or division had occurred;
(EE) despite regulation 5.10.30.1(1), no building or structure may be erected or used on the lands unless:

(i) The lands abut an existing street, or are connected to an existing street by a street or streets constructed to a minimum base curb and base asphalt or concrete; and
(ii) All Municipal water mains and Municipal sewers, and their appurtenances, are installed to a lot line of the property and are operational; and

(FF) for the purpose of regulation 5.10.30.1(2) a street may include a street or streets that have been dedicated to the Municipality but may not be assumed.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1214-2019(LPAT) ]

(175) Exception RT 175
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27427; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(176) Exception RT 176
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(13) of the City of North York zoning by-law 7625.

(177) Exception RT 177
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(14) of the City of North York zoning by-law 7625.

(178) Exception RT 178
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is 4.3 metres;
(D) A minimum of 2 parking spaces must be provided for each dwelling unit;
(E) The required parking spaces for each dwelling unit must be located:
   (i) in the residential building; and
   (ii) on the driveway in tandem with the parking space in the residential building;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;
(G) The maximum building height is the lesser of 12.5 metres and 3 storeys;
(H) The maximum lot coverage is 55%;
(I) If the lot has a townhouse building the minimum building setback from a side lot line is 1.5 metres;
(J) If the lot has a detached house the minimum building setback from a side lot line is 1.2 metres on one side and 0.6 metres on the other side; and
(K) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 40 of former City of Scarborough by-law 10827.

(179) Exception RT 179
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 2.0 metres;
(C) The minimum **building setback** from a **side lot line** is 1.5 metres;
(D) The minimum **building setback** from a shared (common element) **driveway** is 2.0 metres;
(E) A minimum of 2 **parking spaces** must be provided for each **dwelling unit**;
(F) The required **parking spaces** for each **dwelling unit** must be located:
   (i) in the **residential building**; and
   (ii) on the **driveway** in tandem with the **parking space** in the **residential building**;
(G) Access to a required **parking space** must be from a shared (common element) **driveway**;
(H) The maximum **building** height is the lesser of 12.5 metres and 3 **storeys**;
(I) The maximum **lot coverage** is 75%; and
(J) These lands must comply with exception 900.5.10(352).

**Prevailing By-laws and Prevailing Sections:**

(A) Schedule "C" Exception 40 of former City of Scarborough by-law 10827.

(180) **Exception RT 180**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The maximum **building** height is 10.0 metres;
(D) The required **parking space** must be located in a **building**;
(E) These lands must comply with exception 900.5.10(352).

**Prevailing By-laws and Prevailing Sections:**

(A) Schedule "C" Exception 28 of former City of Scarborough by-law 10827.

(181) **Exception RT 181**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The maximum **building** height is the lesser of 12.5 metres and 3 **storeys**;
(D) The required **parking space** must be located in a **building**;
(E) These lands must comply with exception 900.5.10(352).

**Prevailing By-laws and Prevailing Sections:**

(A) Schedule "C" Exception 28 of former City of Scarborough by-law 10827.

(184) **Exception RT 184**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) Former City of North York by-law 31826.

(187) **Exception RT 187**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(8) of the City of North York zoning by-law 7625.

(188) Exception RT 188
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

(A) On lands municipally known in the year 2019 as 113-141 Montezuma Trail, identified as Part 1 on Diagram 1 of By-law 1777-2019, a building, structure, addition or enlargement may be constructed or used if it complies with (B) to (P) below;

(B) For the purposes of this exception, the lot comprises the lands outlined by heavy lines and identified as Part 1 on Diagram 1, attached to By-law 1777-2019;

(C) For the purposes of this exception, established grade is the Canadian Geodetic Datum elevation of 187.8 metres;

(D) Despite regulation 10.60.40.40, the permitted maximum gross floor area of all buildings and structures on the lot is 4,200 square metres;

(E) Despite regulations 10.60.40.10 (1), no portion of any building or structure on the lands must have a height greater than the height in metres specified by the number following the HT symbol as shown on Diagram 3 attached to By-law 1777-2019;

(F) Despite (E) above and regulations 10.5.40.10(3) and (4), the following building elements may project above the permitted maximum height:

(i) stairs and stair enclosures, enclosures or vestibules providing rooftop access, rooftop mechanical equipment, trellises, terraces, guard rails, pergolas, eaves, parapets, columns and beams, screens, roof drainage, skylights, vents, antennae, and a mechanical/electrical room may exceed the permitted maximum height up to a maximum of 1.5 metres;

(G) Despite Clause 10.60.40.70, the required minimum building setbacks and the required minimum separation distances between main walls of buildings or structures are shown on Diagram 3 of By-law 1777-2019;

(H) Despite the encroachments permitted in Clause 10.5.40.60, the following building elements are permitted to encroach into the required minimum building setbacks:

(i) deck, porch, platforms, terrace, canopies, balcony, decorative or screen wall, exterior steps or ramps, bay window, box window or other projecting window, roof overhang, eave, or roof of dormor window, pilaster, projecting columns, architectural features, railings, privacy screens, columns and beams to a maximum of 2.0 metres;

(I) Despite regulation 10.5.80.1(2)(C), the surface area used for the parking of vehicles may be located 0 metres from a fence;

(J) Despite regulation 200.5.10.1(1), the required minimum number of parking spaces is:

(i) 1.0 parking space for each dwelling unit for the use of residents; and

(ii) 0.2 visitor parking spaces for each of the dwelling units.

(K) Despite Clause 10.5.40.40, the gross floor area of a residential building is reduced by the area in the building used for:

(i) enclosed parking structure, loading and bicycle parking located above-ground;

(ii) elevator and garbage shafts;

(iii) garbage and recycle rooms, enclosed driveways and drive aisles;

(iv) mechanical and electrical rooms; and

(v) exit stairwells in the building;

(L) Despite regulation 10.60.40.1(3), the required minimum width of a dwelling unit in a townhouse is 4.0 metres at the second and third floor. The minimum width does not apply to the ground floor;
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(M) Despite regulation 10.60.40.80(1)(B), the required minimum above-ground separation distance between those **main walls** facing each other is 10.0 metres at the second **storeys**; 11.0 metres between windows facing each other at the third and fourth **storeys**;

(N) Regulations 10.60.30.10(1), 10.60.30.20(1), and 10.60.40.10(1) do not apply;

(O) Despite regulation 10.5.50.10 (3), no rear yard **soft landscaping** is required; and

(P) Despite regulation 10.5.80.1 (2), the ancillary outdoor area used for parking can be 0 metres away from the residential building and fence, and 0.3 metres away from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1777-2019 ]

(189) Exception RT 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 104-110 Bartley Drive, if the requirements of Section 7 and Schedule 'A' of By-law 1518-2019 are complied with, 84 **dwelling units** may be erected or constructed in compliance with (B) to (P) below;

(B) Despite Regulation 10.60.20, **Apartment Buildings** and **Fourplexs** are permitted on blocks N, M, and L as shown on Diagram 4 of By-law 1518-2019;

(C) Despite Regulation 10.5.40.10(1), the height of a **building** is the distance between the highest point of the **building** and the elevation of the centre line of the street or private street adjacent to the **building** at the mid-point of the **front lot line**;

(D) Despite Regulations 10.5.40.10 (2) and (3), penthouses, parapets, roof access structures, green roof elements, architectural features, and equipment used for the functional operation of the **building** may exceed the permitted maximum height a maximum by 1.5 metres;

(E) Despite Regulation 10.60.40.10(1) the permitted maximum height is as shown on Diagram 4 of By-law 1518-2019;

(F) Despite Clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law 1518-2019;

(G) Despite Clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** as shown on Diagram 4 of By-law 1518-2019 as follows:

(i) Awnings, balconies, front porches and steps, canopies, privacy screens, guards and railings maximum of 1.5 metres;

(ii) cornices, eaves, gutters and fire shutters maximum of 0.75 metres; and

(iii) wall mounted equipment including utility equipment, air conditioners and lighting fixtures, landscape features, stair enclosures, bay windows, sills, keystones, boxed-out architectural elements including windows, and window surrounds maximum of 0.6 metres;

(H) Clause 10.60.40.80, with respect to required minimum separation distance does not apply;

(I) Despite Regulation 10.60.40.1 (c), the minimum required width of a **dwelling unit** in a **townhouse** is 4.2 metres;

(J) Despite Regulation 10.60 40.40 (1), the permitted maximum **gross floor area** is 13,900 square metres;

(K) Clause 10.5.40.50, with respect to decks, platforms and amenities does not apply;

(L) Despite Regulation 200.5.10.1(1), **parking spaces** on the **lot** must be provided and maintained in accordance with the following:

(i) A minimum of 1 **parking space** for each **dwelling unit** in an **apartment building**; and

(ii) a minimum of 4 **parking spaces** for visitors;

(M) Despite regulation 10.5.80.40(3), vehicle access to a **parking space** may be from a private road or private lane;

(N) Clause 10.5.50.10, with respect to **landscaping** does not apply;

(O) Clause 220.5.10.1, with respect to **loading space** requirements, does not apply;

(P) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception continue to apply to the whole site as if no severance or division had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1518-2019 ]

(192) Exception RT 192
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 27876.

Exception RT 193
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 26483, 27416, and 27456.

Exception RT 194
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 31563.

Exception RT 195
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 25741.

Exception RT 196
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 27217.

Exception RT 197
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 317-2007.

Exception RT 198
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
   (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a rear lot line is 7.0 metres;
(E) The maximum lot coverage is 50%;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(G) The required parking space must be located in a building; and
(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(199) Exception RT 199
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage for a corner lot is 10.5 metres;
(B) The minimum building setback from a side lot line is 1.4 metres;
(C) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(D) The maximum lot coverage is 50%;
(E) The required parking space must be located in the residential building; and
(F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(200) Exception RT 200
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 7.5 metre if front lot line abuts Middlefield Rd. or McNicoll Ave.;
   (ii) for the odd numbered lots municipally known as 55 to 95 Treetops Ct. the minimum building setback from the front lot line is 4.5 metres, but the portion of the main wall with an entrance to a parking space must be set back a minimum of 6.0 metres; and
   (iii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 1.5 metres;
(C) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the side lot line abuts Middlefield Rd. or McNicoll Ave.; and
   (ii) 4.5 metres in all other cases;
(D) The maximum lot coverage is 50%;
(E) The required parking space must be located in the residential building; and
(F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(201) Exception RT 201
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
(i) 7.5 metres where the **front lot line** abuts Middlefield Rd. or McNicoll Ave.; and
(ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** is 1.5 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   
   (i) 7.5 metres where the **side lot line** abuts Middlefield Rd. or McNicoll Ave.; and
   
   (ii) 4.5 metres in all other cases;

(F) The maximum **lot coverage** is 50%;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(202) **Exception RT 202**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is:
   
   (i) 7.5 metres where the **front lot line** abuts Middlefield Rd. or McNicoll Ave.; and
   
   (ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
   
   (i) 7.5 metres where the **side lot line** abuts Middlefield Rd. or McNicoll Ave.; and
   
   (ii) 3.0 metres in all other cases;

(E) The maximum **lot coverage** is 50%;

(F) The required **parking space** must be located in the **residential building**; and

(G) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(203) **Exception RT 203**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 1.5 metres;

(D) The maximum **lot coverage** is 50%;

(E) The required **parking space** must be located in the **residential building**; and

(F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(204) **Exception RT 204**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **front lot line** is:

(i) 7.5 metres where the **front lot line** abuts Brimley Rd. or Midland Ave.; and
(ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** is 1.5 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is:

(i) 7.5 metres where the **lot line** abuts Brimley Rd. or Midland Ave.; and
(ii) 4.5 metres in all other cases;

(F) The maximum **lot coverage** is 50%;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.5.10(352).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(205) **Exception RT 205**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 904-2003.

(206) **Exception RT 206**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(15) of the City of North York zoning by-law 7625.

(207) **Exception RT 207**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

<table>
<thead>
<tr>
<th>(A) A maximum of seven <strong>townhouse dwelling units</strong> are permitted with a minimum <strong>dwelling unit</strong> width of 6.1 metres.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) For the purposes of this exception, <strong>established grade</strong> is the Canadian geodetic elevation of 160.50 metres;</td>
</tr>
<tr>
<td>(C) Despite clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum <strong>building setbacks</strong> and <strong>building</strong> separations are as shown on Diagram 3 of By-law 1799-2019;</td>
</tr>
<tr>
<td>(D) Despite regulation 10.20.40.70(2), the required minimum <strong>rear yard setback</strong> is 9.5 metres;</td>
</tr>
<tr>
<td>(E) Despite clause 10.60.40.10, the permitted maximum height of a <strong>building</strong> and the number of <strong>storeys</strong> are as shown on Diagram 3 attached to By-law 1799-2019;</td>
</tr>
<tr>
<td>(F) Despite regulation 10.60.40.40(1), the maximum floor space index is 0.56 times the area of the <strong>lot</strong>;</td>
</tr>
<tr>
<td>(G) Despite regulation 10.60.30.10(1), the required minimum <strong>lot area</strong> is 3,500 square metres;</td>
</tr>
<tr>
<td>(H) Despite regulation 10.60.30.20(1), the required minimum <strong>lot frontage</strong> is 61.5 metres for the entire <strong>lot</strong> fronting Bayview Avenue;</td>
</tr>
<tr>
<td>(I) Despite regulation 10.5.40.60 (1) (A), a platform may encroach into the required <strong>front yard setback</strong> to a maximum of 2.5 metres;</td>
</tr>
<tr>
<td>(J) Despite regulation 10.5.40.60 (1) (C), a platform may encroach into the required <strong>rear yard setback</strong> to a maximum of 2.2 metres;</td>
</tr>
<tr>
<td>(K) Despite regulation 200.5.10.1(1), a minimum of two <strong>parking spaces</strong> must be provided for each <strong>dwelling unit</strong> within an integral garage and one visitor <strong>parking space</strong> must be provided for the <strong>lot</strong>;</td>
</tr>
<tr>
<td>(L) Despite regulation 200.5.1(3), the minimum width for a <strong>drive aisle</strong> providing vehicle access to a <strong>parking space</strong> is 5.10 metres;</td>
</tr>
</tbody>
</table>
Despite Regulation 200.15.10(1), an accessible parking space is not required;

Despite Clause 10.5.50.10, a minimum of 1,400 square metres of landscaping must be provided, and 50 percent of the 1,400 square metres of landscaping must be soft landscaping. The total amount of soft landscaping must include a soft landscape buffer with a minimum width of 3 metres, as shown on Diagram 3 attached to By-law 1799-2019; and

Notwithstanding any future severance, partition or division of the lands shown on Diagram 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1799-2019 Enacted ]

(208) Exception RT 208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For the purposes of this exception, the lot line abutting Birmingham Street is the front lot line;

(B) Despite regulation 10.60.40.40(1), the permitted maximum total gross floor area of all buildings and structures is 23,000 square metres;

(C) Despite regulation 10.60.40.40(1), the permitted maximum gross floor area for residential uses is 22,000 square metres;

(D) The required minimum gross floor area for non-residential uses is 557 square metres and must be located within Block 'A' on Diagram 4 attached to By-law 1801-2019;

(E) Despite regulation 10.60.20.40(1), an apartment building is a permitted residential building type;

(F) The maximum number of apartment and townhouse dwelling units is 200;

(G) Regulation 5.10.30.1(2) does not apply;

(H) Despite the uses listed in clause 10.60.20.20, Home Occupation and all uses permitted in clause 40.10.20.10 are permitted within the residential buildings within Area "A";

(I) Measurements of required building setbacks and landscaping must be from either a private or public street line, and must not be affected by required corner roundings for a public road and horizontal curves along a private street;

(J) Despite clauses 10.60.40.70 and 10.60.40.80, the required minimum building setbacks and separation distances are shown in metres on Diagram 4 attached to By-law 1801-2019;

(K) Despite (J) above, and regulations 10.5.40.60(1), and (3)(A)(i)(ii), the following are permitted to encroach into the required minimum building setback or landscaping, by a maximum of 3 metres, but at no time shall be permitted to project into City property:

(i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, architectural flutes, pillars, pergolas, trellises, terraces, bay windows, window sills, planters, ventilation shafts, guardrails, balustrades, railings, porches, sunken patios, stairs, covered stairs, stair enclosures including but not limited to the stairs associated with an entrance or exit from an underground garage, landscape stairs, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and window washing equipment hydro meter, gas meter, low wall, retaining wall, paths, any architectural features, and signs;

(L) Despite (K) above, ancillary structures, including entrance and exit stairs, enclosed bicycle storage, ventilation shafts and mailrooms shall be located outside of the heavy lines indicated as buildings on Diagram 4 attached to By-law 1801-2019;

(M) For the area identified as Area "B", no west oriented balconies and terraces are permitted on the west facing elevation of a buildings or structures located along the western lot line, and all balconies and terraces above the first floor must be a minimum of 11.0m from the western lot line;

(N) For the purposes of this exception, front main wall is the main wall where the main entrance of the dwelling unit is located;

(O) For the purposes of this exception, established grade is the Canadian Geodetic Datum elevation of 89.00 metres for Block "A" and 89.96 metres for all other areas on Diagram 4 attached to By-law 1801-2019;

(P) Despite regulations 10.60.40.10(1) and (2), for any buildings or structures on the lot, the permitted maximum height is the height in metres specified by the number following the symbol HT and the permitted maximum number of storeys is the numerical value following the symbol ST on Diagram 4 of By-law 1801-2019;
(Q) Despite (P) above, and regulation 10.5.40.10(2), (3), and (4), the following are permitted to exceed the permitted maximum building height, by a maximum of 3 metres:

   (i) eaves, canopies, parapets, chimneys, vents, stacks, roof access hatches cornices, light fixtures, ornamental elements, art and landscape features, architectural flutes, pillars, pergolas, trellises, terraces, bay windows, window sills, planters, enclosed mechanical equipment and roof access, ventilation shafts, guardrails, balustrades, railings, porches, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings, window washing equipment, cornices, stairs, mechanical equipment, covered stairs, elevator overruns, awnings, balustrades, underground garage ramps, landscape and public art features, wheel chair ramps, outdoor recreation and amenity area elements, partitions dividing outdoor recreation and amenity areas, wind mitigation, noise mitigation, elevator overruns, screens, window washing equipment, lightning rods, landscape and green roof elements, planters, chimney stack, exhaust flues, garbage chute overruns, and any architectural features;

(R) For the purposes of this exception, enclosed roof accesses and mechanical equipment are not a storey;

(S) Regulations 10.5.80.1(2) and 10.5.80.10(6) do not apply.

(T) Despite regulation 200.5.10.1(1), parking spaces must be provided at a minimum rate of:

   (i) 1.0 per dwelling unit for residential use;
   (ii) 0.15 per dwelling unit for visitor use; and
   (iii) 1.0 per 100 square metres of non-residential gross floor area.

(U) The minimum parking spaces for residential visitors and non-residential visitors may be shared;

(V) Despite clause 200.15.1, an accessible parking space must have the following minimum dimensions:

   (i) Length of 5.6 metres;
   (ii) Width of 3.9 metres; and
   (iii) Vertical clearance of 2.1 metres.

(W) Despite article 230.5.10, bicycle parking spaces for residential uses must be provided at a minimum rate of:

   (i) 0.68 per dwelling unit for "long-term" bicycle parking space; and
   (ii) 0.07 per dwelling unit for "short-term" bicycle parking space.

(X) Despite regulation 230.5.1.10(4), a "long-term" and "short-term" bicycle parking space must comply with the following:

   (i) Where the bicycles are to be parked on a horizontal surface, has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
   (ii) Where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres; and
   (iii) Where the bicycles are to be parked in a bicycle stacker, has horizontal dimensions of at least 0.4 metres by 1.8 metres and has a vertical dimension for each bicycle parking space of at least 1.2 metres.

(Y) Despite regulation 230.10.1.20(1), a "long term" bicycle parking space may be located in a storage locker;

(Z) Despite regulation 230.5.1.10(10), a "long-term" and "short-term" bicycle parking space may be provided in a stacked bicycle parking space;

(AA) Regulation 230.10.1.20(2) does not apply;

(BB) Despite regulation 200.15.10(1), a minimum of four accessible parking spaces must be provided on the lot;

(CC) Regulation 200.15.1.5(1) does not apply;

(DD) Despite article 220.5.10, a minimum of one Type "G" loading space must be provided on the lot and must be available for the use of the residential and non-residential uses;

(EE) Despite regulations 10.5.50.10(1)(C)(D) and 10.5.50.10(3) and 10.5.50.10(4) and (5), a minimum of 45 percent of the lot must be landscaping;

(FF) A minimum of 1.9 square metres of outdoor amenity space per dwelling unit must be located in a location adjoining or directly accessible to the residential buildings on the lot;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1801-2019 ]
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions:

**Site Specific Provisions:**

| (A) | The permitted maximum number of **dwelling units** is 10, of which a maximum of eight **dwelling units** must be in a **townhouse** and a maximum of two **dwelling units** must be in a **detached house**; |
| (B) | Despite regulation 10.60.40.1(3), the minimum width for each **dwelling unit** in a **townhouse** is 5.5 metres; |
| (C) | For purposes of this Exception, **established grade** is the Canadian Geodetic Data elevation of 176.20 metres; |
| (D) | Despite Clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** on the **lot** are as shown on Diagram 4 attached to By-law 212-2020; |
| (E) | Despite Clause 10.60.40.10, the permitted maximum height of a **building**, in metres, and the permitted maximum number of **storeys** are as shown on Diagram 4 attached to By-law 212-2020; |
| (F) | Despite Clause 10.6.40.40, the permitted maximum floor space index is 0.75; |
| (G) | Despite Clause 10.60.30.10, the required minimum **lot area** is 4,414 square metres; |
| (H) | Despite Clause 10.60.30.20, the required minimum **lot frontage** is 60.0 metres; |
| (I) | Despite regulation 10.5.40.60 (1) (A), a platform may encroach into the required **front yard setback** to a maximum of 2.5 metres; |
| (J) | Despite regulation 10.5.40.60 (1) (C), a platform may encroach into the required **rear yard setback** to a maximum of 2.2 metres; |
| (K) | Despite regulation 200.5.10.1(1), a minimum of two **parking spaces** must be provided for each **dwelling unit** and no visitor **parking spaces** are required; |
| (L) | Despite Clause 10.5.100.1, the permitted maximum **driveway** width is 6.5 metres; |
| (M) | Despite regulation 200.15.10(1), an accessible **parking space** is not required; |
| (N) | Despite Clause 10.5.50.10, a minimum of 1,500 square metres of **landscaping** must be provided, of which 50 percent must be **soft landscaping**; and |
| (O) | The total amount of **soft landscaping** required in (N) above must include a **soft landscape** buffer with a minimum width of three metres within the location shown on Diagram 4 attached to By-law 212-2020. |

**Prevailing By-laws and Prevailing Sections: (None Apply)**

(211) **Exception RT 211**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) City of Toronto by-law 468-2005 (OMB).

(212) **Exception RT 212**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) On 831-837A Millwood Rd., Section 6.5.2, of the former Town of Leaside zoning by-law 1916.

(213) **Exception RT 213**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) On 825-829A Millwood Rd., Section 6.5.3, of the former Town of Leaside zoning by-law 1916.
(214) **Exception RT 214**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 6.5.4, of the former Town of Leaside zoning by-law 1916.

(215) **Exception RT 215**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 15 Overlea Blvd., Section 6.6.4.2, of the former Town of Leaside zoning by-law 1916.

(216) **Exception RT 216**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 619-2009 (OMB).

(217) **Exception RT 217**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 237, 239 and 241 McRae Dr. and 207 and 209 Randolph Rd., Section 6.6.4.3, of the former Town of Leaside zoning by-law 1916.

(218) **Exception RT 218**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 930-952 Millwood Rd., Section 6.11.2, of the former Town of Leaside zoning by-law 1916.

(219) **Exception RT 219**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 172-1998.

(220) **Exception RT 220**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 7.5.4.7, of the former Borough of East York by-law 6752.

(221) Exception RT 221
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 2716 St. Clair Ave. E., Section 7.5.4.16, of the former Borough of East York zoning by-law 6752.

(222) Exception RT 222
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 2813 St. Clair Ave. E., Section 7.5.4.17, of the former Borough of East York zoning by-law 6752.

(223) Exception RT 223
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 80 Secord Ave., Section 7.5.4.19, of the former Borough of East York zoning by-law 6752.

(224) Exception RT 224
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 67-93 Douglas Cres., Section 7.5.4.22, of the former Borough of East York zoning by-law 6752.

(225) Exception RT 225
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 393 Main St., Section 7.5.4.26, of the former Borough of East York zoning by-law 6752.

(226) Exception RT 226
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 141 Cedarvale Ave., Section 7.5.4.27, of the former Borough of East York zoning by-law 6752.

(227) Exception RT 227
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 158-160 Dawes Rd., Section 7.5.4.30, of the former Borough of East York zoning by-law 6752.

(228) Exception RT 228
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 1590 O'Connor Dr., Section 7.5.4.35, of the former Borough of East York zoning by-law 6752.

(229) Exception RT 229
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 401 Dawes Rd., Section 7.5.4.36, of the former Borough of East York zoning by-law 6752.

(230) Exception RT 230
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 25630.

(231) Exception RT 231
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 157 Dawes Rd., Section 7.7.5.23, of the former Borough of East York zoning by-law 6752.

(232) Exception RT 232
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 758-1998.

(233) Exception RT 233
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 74-84 Southill Drive, Section 64.16(3) of the City of North York zoning by-law 7625.

(234) Exception RT 234
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.16(17) of the former City of North York zoning by-law 7625.

(235) Exception RT 235
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.16(10) of the former City of North York zoning by-law 7625.

(236) Exception RT 236
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 187, 189, 190, 191, 193, 194 and 195 Rexleigh Dr., Sections 12.1.9 and 12.2, of the former Borough of East York zoning by-law 6752.

(237) Exception RT 237
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts a street is:
       (i) 7.5 metres if the lot line abuts Finch Ave.;
       (ii) 36.0 metres, measured from the centreline of the original road allowance, where the lot line abuts Sheppard Ave.;
       (iii) if it abuts Kennedy Rd. the greater of:
           (a) 7.5 metres from the lot line; or
           (b) 36.0 metres, measured from the centreline of the original road allowance of Kennedy Rd.; and
       (iv) 6.0 metres in all other cases;
   (B) The minimum building setback from a side lot line is 1.5 metres;
   (C) The maximum lot coverage is 50%.
   (D) The required parking space must be located in the residential building; and
   (E) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(238) Exception RT 238
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) A maximum of one dwelling unit per lot as shown on the registered plan;
   (B) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
   (C) The minimum lot area is that which existed on the day of the enactment of this By-law;
   (D) The minimum building setback from a side lot line is 1.2 metres; and
(E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(239) **Exception RT 239**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **side lot line** is 1.0 metres;
(B) The maximum **lot coverage** is 50%; and
(C) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(240) **Exception RT 240**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 6.6.4.4, of the former Town of Leaside zoning by-law 1916.

(241) **Exception RT 241**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 1073 Broadview Ave., Section 7.5.4.41, of the former Borough of East York zoning by-law 6752.

(242) **Exception RT 242**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 450 and 454 Dawes Rd., Section 7.5.4.42, of the former Borough of East York zoning by-law 6752.

(243) **Exception RT 243**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 900 Coxwell Ave., Section 7.5.4.40, of the former Borough of East York zoning by-law 6752.

(244) **Exception RT 244**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 7.5.4.31, of the former Borough of East York zoning by-law 6752.

(245) **Exception RT 245**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 925-2006.

(246) **Exception RT 246**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 253-2008.

(247) **Exception RT 247**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 118-2004.

(248) **Exception RT 248**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(249) **Exception RT 249**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 28516.

(250) **Exception RT 250**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 30767.

(251) **Exception RT 251**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 23585.
(253) Exception RT 253
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 1575 Weston Rd. Section 16(365) of the former City of York zoning by-law 1-83.

(254) Exception RT 254
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 50 Church St., Section 16(346) of the former City of York zoning by-law 1-83.

(255) Exception RT 255
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 26822.

(256) Exception RT 256
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 24471.

(257) Exception RT 257
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 23482.

(258) Exception RT 258
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 23393.

(259) Exception RT 259
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
A) Section 64.16(27) of the former City of North York By-law 7625.

(B) By-law 1675-2013

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(260) Exception RT 260
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 23467.

(261) Exception RT 261
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 27425.

(262) Exception RT 262
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line that abuts Midland Ave. or Brimley Rd. is 26 metres, measured from the original centreline of the street;
(D) The minimum building setback from a side lot line is 1.5 metres;
(E) A garage may be located no closer then 0.3 metres to a side lot line;
(F) The maximum lot coverage is 50%;
(G) The minimum number of storeys is 2;
(H) The maximum height of a building or structure is 8.5 metres;
(I) The required parking space must be located in the residential building;
(J) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and
(K) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(263) Exception RT 263
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres where the lot line abuts Finch Ave., Brimley Rd. or Midland Ave.;
   (ii) 6.0 metres where the lot line abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and

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(iii) 3.6 metres where the lot line abuts any other street;
(D) The minimum building setback from a side lot line is 1.5 metres;
(E) The minimum building setback from a side lot line that abuts a street is 1.8 metres;
(F) The maximum lot coverage is 50%;
(G) The minimum number of storeys is 2; and
(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(264) Exception RT 264
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts a street is:
       (i) 7.5 metres where the lot line abuts Finch Ave., Brimley Rd. or Midland Ave.;
       (ii) 6.0 metres where the lot line abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and
       (iii) 3.6 metres where the lot line abuts any other street;
   (B) The minimum building setback from a side lot line is 1.5 metres;
   (C) The minimum building setback from a side lot line that abuts a street is 1.8 metres;
   (D) The maximum lot coverage is 50%;
   (E) The minimum number of storeys is 2;
   (F) The maximum height of a building or structure is 8.5 metres; and
   (G) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(265) Exception RT 265
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) For a corner lot the minimum lot frontage is 10.5 metres;
   (B) The minimum building setback from a side lot line is 1.2 metres;
   (C) The required parking space must be located in the residential building;
   (D) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
       (i) 3.0 metres; and
       (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line;
   (E) The maximum lot coverage is 50; and
   (F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(266) Exception RT 266
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) For a corner lot the minimum lot frontage is 10.5 metres;
   (B) The minimum building setback from a side lot line is 1.2 metres;
   (C) The required parking space must be located in the residential building;
(D) The maximum height of a building is the lesser of two storeys and 8.5 metres;

(E) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:

   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and

(F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(267) Exception RT 267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum building setback from a side lot line is 1.5 metres;
   (B) The maximum lot coverage is 50%;
   (C) The required parking space must be located in the residential building; and
   (D) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(268) Exception RT 268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum building setback from a front lot line that abuts Midland Ave. or Brimley Rd. is 26 metres, measured from the original centreline of the street;
   (B) The minimum building setback from a side lot line is 1.5 metres;
   (C) The required parking space must be located in the residential building;
   (D) A minimum of 2 parking spaces for each dwelling unit must be provided, with
       (i) one parking space located in a building; and
       (ii) the second parking space may be located on a driveway leading to the parking space in the building;
   (E) These lands must comply with exception 900.5.10(352);
   (F) In the area covered by this exception the maximum number of dwelling units must not be more than 1 for each 260 square metres;
   (G) For the purpose of this By-law the lot line abutting Montezuma Trail is the front lot line; and
   (H) The maximum height of the first floor is 1.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(269) Exception RT 269

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
   (B) The minimum building setback from a lot line that abuts a street is:
       (i) 7.5 metres where the lot line abuts McCowan Rd., Brimley Rd. or Brimwood Blvd.; and
       (ii) 6.0 metres where the lot line abuts any other street;
   (C) The minimum building setback from a side lot line is 1.5 metres;
   (D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The maximum **lot coverage** is 50%;
(F) The minimum number of **storeys** is 2;
(G) The maximum height of a **building or structure** is 8.5 metres;
(H) The required **parking space** must be located in the **residential building**; and
(I) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(270) **Exception RT 270**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 7.5 metres where the **lot line** abuts White Heather Boulevard or Richmond Park Boulevard; and
   (ii) 6.0 metres from any other **street**;
(D) The minimum **building setback** from a **side lot line** is 1.5 metres;
(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(F) The maximum **lot coverage** is 50%;
(G) The minimum number of **storeys** is 2;
(H) The maximum height of a **building or structure** is 8.5 metres;
(I) The required **parking space** must be located in the **residential building**; and
(J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(271) **Exception RT 271**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(D) If a **main wall** has a **vehicle** entrance to a **parking space**, that **main wall** must be set back from a **lot line** that abuts a **street** a minimum of 6.0 metres;
(E) The minimum **building setback** from a **side lot line** is 1.0 metres;
(F) The maximum **lot coverage** is 50%;
(G) The minimum number of **storeys** is 2;
(H) The maximum height of a **building or structure** is 8.5 metres;
(I) The required **parking space** must be located in the **residential building**;
(J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(272) **Exception RT 272**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a side lot line is 1.5 metres;
(D) The maximum lot coverage is 50%;
(E) The minimum number of storeys is 2;
(F) The maximum height of a building or structure is 8.5 metres;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(273) Exception RT 273
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a corner lot the minimum lot frontage is 10.5 metres;
(B) The minimum building setback from a side lot line is 1.5 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(D) The maximum lot coverage is 50%;
(E) The required parking space must be located in the residential building;
(F) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and
(G) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(274) Exception RT 274
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres, where the lot line abuts Finch Ave., McCowan Rd. or Sandhurst Circle; and
   (ii) 6.0 metres where the lot line abuts any other street;
(D) The minimum building setback from a side lot line is 1.5 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The maximum lot coverage is 50%;
(G) The minimum number of storeys is 2;
(H) The maximum height of a building or structure is 8.5 metres;
(I) The required parking space must be located in the residential building; and
(J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(275) Exception RT 275
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a corner lot the minimum lot frontage is 10.5 metres;
(B) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres, where the lot line abuts Placentia Blvd. or Middlefield Rd.;
   (ii) 36.0 metres, where the lot line abuts Finch Ave., measured from the original centreline of the street;
   (iii) 25.0 metres, where the lot line abuts Brimley Rd., measured from the original centreline of the street; and
   (iv) 6.0 metres where the lot line abuts any other street;

(C) The minimum building setback from a side lot line is 1.5 metres;

(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(E) The required parking space must be located in the residential building;

(F) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line;

(G) The maximum lot coverage is 50%; and

(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(276) Exception RT 276
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres, where the lot line abuts Placentia Blvd. or Middlefield Rd.; and
   (ii) 6.0 metres where the lot line abuts any other street;

(D) The minimum building setback from a side lot line is 1.5 metres;

(E) The maximum lot coverage is 50%;

(F) The minimum number of storeys is 2;

(G) The maximum height of a building or structure is 8.5 metres;

(H) The required parking space must be located in the residential building; and

(I) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(277) Exception RT 277
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;

(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;

(C) A maximum of one dwelling unit per lot on a registered plan;

(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(E) The portion of main wall with the entrance to a parking space must be set back a minimum of 6.0 metres from a lot line abutting a street;

(F) The minimum building setback from a side lot line is 1.0 metres;

(G) The maximum lot coverage is 50%;

(H) The maximum height of a building or structure is the lesser of two storeys and 8.5 metres;

(I) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
By-law 569-2013 as amended
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(i) 3.0 metres; and
(ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line;

(J) The required parking space must be located in the residential building; and

(K) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(278) Exception RT 278
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;

(B) The minimum lot area is that which existed on the day of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres, where the lot line abuts Placentia Blvd. or Middlefield Rd.; and
   (ii) 6.0 metres where the lot line abuts any other street;

(D) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres, where the lot line abuts Finch Ave., McCowan Rd. or Sandhurst Circle; and
   (ii) 6.0 metres where the lot line abuts any other street;

(E) The minimum building setback from a side lot line is 1.2 metres;

(F) The minimum building setback from a side lot line that abuts a street is 4.5 metres;

(G) A garage must be set back from a side lot line that does not abut a street a minimum of 0.3 metres;

(H) The maximum lot coverage is 50%;

(I) The required parking space must be located in the residential building; and

(J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(279) Exception RT 279
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres where the lot line abuts Finch Ave., Brimley Rd. or Midland Ave.;
   (ii) 6.0 metres where the lot line abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and
   (iii) 3.6 metres where the lot line abuts any other street;

(B) The minimum building setback from a side lot line is 1.5 metres;

(C) A garage must be set back from a side lot line that does not abut a street a minimum of 0.3 metres;

(D) The maximum lot coverage is 50%;

(E) A building must have a minimum of two storeys; and

(F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(280) Exception RT 280
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 26504.

(281) **Exception RT 281**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The only permitted building types are townhouses, semi-detached houses and ancillary buildings;
(B) The minimum lot frontage for a townhouse is 4.8 metres;
(C) The minimum lot frontage for a semi-detached house on a lot abutting a public lane is 4.8 and 5.7 metres if the lot does not abut a public lane;
(D) The maximum number of townhouses is 12 and the maximum number of semi-detached houses is 2;
(E) The maximum height of a townhouse is 9.5 metres;
(F) The maximum floor space index for the lands is 1.16;
(G) The maximum floor space index of the interior townhouses is 1.24 and for the corner townhouses is 0.93, the calculation of which includes the public lane;
(H) The maximum floor space index for semi-detached houses on lots abutting a public lane is 1.27 and on lots that do not abut a public lane is 1.07;
(I) The minimum front yard setback for townhouses is 1.5 metres and the maximum front yard setback is 2.2 metres;
(J) The minimum rear yard setback for a townhouse is 6.8 metres;

(viii) The minimum side yard setback for a corner townhouse is 1.6 metres;
(K) The minimum side yard setback for a semi-detached house that abuts a public lane is 0.3 metres;
(L) The townhouses must front on St John's Rd.;
(M) The semi-detached houses must front on Willard Ave. or Priscilla Avenue;
(N) The minimum area of the front yard of a townhouse to be maintained as soft landscaping is 30%;
(O) The minimum area of the front yard of a semi-detached house to be maintained as soft landscaping is 20%;
(P) An ancillary buildings may not be located in any yard of a townhouse;
(Q) two parking spaces must be provided and maintained for each townhouse and the parking spaces must be located in the rear yards of each of the townhouses;
(R) Access to the parking spaces for the townhouses must be from the public lane at the rear of the lots; and
(S) The minimum separation distance between the rear yard fences of the townhouses and the public lane is 5.0 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(282) **Exception RT 282**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(217) of the former City of York zoning by-law 1-83.

(283) **Exception RT 283**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum building setback from a front lot line is 7.5 metres;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The maximum lot coverage is 50%;
(F) A garage must be at least 0.3 metres from a side lot line;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(284) Exception RT 284
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a corner lot the minimum lot frontage is 10.5 metres;
(B) The minimum building setback from a side lot line is 1.2 metres;
(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(D) The minimum building setback from a rear lot line is 6.0 metres;
(E) The maximum height is the lesser of 2 storeys and 9.0 metres;
(F) The maximum lot coverage is 50%;
(G) A garage must be at least 0.3 metres from a side lot line;
(H) The required parking space must be located in the residential building; and
(I) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(285) Exception RT 285
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a corner lot the minimum lot frontage is 10.5 metres;
(B) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Birchmount Rd., Brookmill Blvd. or LaPeer Blvd.; and
   (ii) 6.0 metres from any other street;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) A garage must be at least 0.3 metres from a side lot line;
(F) The maximum lot coverage is 50%;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(286) Exception RT 286
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Birchmount Rd., L'Amoreaux Drive; and
   (ii) 6.0 metres from any other street;
(C) The minimum building setback from a side lot line is:
   (i) 1.5 metres for a townhouse building; and
(ii) 1.0 metres on one side only for any other building;

(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The minimum building setback from a rear lot line is 6.0 metres;
(F) The maximum lot coverage is 50%;
(G) The maximum height is the lesser of 2 storeys and 9.0 metres; and
(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(287) Exception RT 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Birchmount Rd., Brookmill Blvd. or LaPeer Blvd.; and
   (ii) 6.0 metres from any other street;
(B) For a corner lot the minimum lot frontage is 10.5 metres;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(E) The minimum building setback from a rear lot line is 6.0 metres;
(F) The maximum height is the lesser of 2 storeys and 9.0 metres;
(G) The maximum lot coverage is 50%;
(H) A garage must be at least 0.3 metres from a side lot line;
   (i) The required parking space must be located in the residential building; and
   (J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(288) Exception RT 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a corner lot the minimum lot frontage is 10.5 metres;
(B) The minimum building setback from a side lot line is 1.5 metres;
(C) The maximum height is the lesser of 2 storeys and 9.0 metres;
(D) The maximum lot coverage is 50%;
(E) The required parking space must be located in the residential building; and
   (I) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(289) Exception RT 289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) A maximum of two dwelling units for each lot on a registered plan;
(D) The minimum building setback from a lot line that abuts Dancy Ave. or Kennedy Rd. is 7.5 metres;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(G) The maximum **lot coverage** is 50%;
(H) A garage must be at least 0.3 metres from a **side lot line**;
(I) The required **parking space** must be located in the **residential building**;
(J) Underground parking **structures** may be located in a required yard abutting Kingston Rd. if they are set back from a **lot line** that abuts the **street** the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
(K) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(290) **Exception RT 290**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
(C) A maximum of two **dwelling units** for each **lot** on a registered plan;
(D) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 18.0 metres if the **lot line** abuts Finch Ave. or Birchmount Rd.;
   (ii) 7.5 metres if the **lot line** abuts Silver Springs Blvd., Dancy Ave., Kennedy Rd. or Wayside Ave.; and
   (iii) 6.0 metres from any other **street**;
(E) The minimum **building setback** from a **side lot line** is 1.2 metres;
(F) The maximum **lot coverage** is 50%;
(G) A garage must be at least 0.3 metres from a **side lot line**;
(H) The required **parking space** must be located in the **residential building**;
(I) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
(J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(291) **Exception RT 291**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
(B) The minimum **building setback** from a **side lot line** is 1.2 metres;
(C) A garage must be at least 0.3 metres from a **side lot line**;
(D) The maximum **lot coverage** is 50%;
(E) The required **parking space** must be located in the **residential building**;
(F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
   (i) 3.0 metres; and
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(ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line; and

(G) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(292) Exception RT 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 7.5 metres if the lot line abuts Corinthian Boulevard; and
   (ii) 6.0 metres in all other cases;
(D) The minimum building setback from a side lot line 1.2 metres;
(E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
(F) The maximum lot coverage is 40%;
(G) Underground parking structures may be located in a required yard if they are set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking structure and the elevation of grade at the front lot line;
(H) The required parking space must be located in the residential building; and
(I) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(293) Exception RT 293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 3.0 metres;
(B) The minimum building setback from a side lot line is:
   (i) for townhouse building or semi-detached house is 1.0 metres; and
   (ii) for a detached house is 1.0 metres on one side and 0.5 metres on the other side;
(C) The minimum building setback from a lot line that abuts a lot in a Open Space zone category is 3.0 metres;
(D) Nothing may encroach into a required side yard setback;
(E) The maximum lot coverage is 50%;
(F) The maximum gross floor area is:
   (i) 204 square metres if the lot area is less than 408 square metres; and
   (ii) 279 square metres in all other cases;
(G) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(H) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(294) Exception RT 294
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a *front lot line* is 3.0 metres;
(B) The minimum **building setback** from a *side lot line* is:
   (i) for *townhouse building* or *semi-detached house* is 1.0 metres; and
   (ii) for a *detached house* is 1.0 metres on one side and 0.5 metres on the other side;
(C) The maximum height is the lesser of 3 *storeys* and 10.5 metres;
(D) Nothing may encroach into a required *side yard setback*;
(E) The maximum *lot coverage* is 50%;
(F) The maximum *gross floor area* is:
   (i) 204 square metres if the *lot area* is less than 408 square metres; and
   (ii) 279 square metres in all other cases;
(G) If the *vehicle* entrance to a garage also faces the *street*, the entrance must be set back a minimum of 6.0 metres from a *lot line* that abuts a *street*; and
(H) The required *parking space* must be located in a *building*.

Prevailing By-laws and Prevailing Sections: (None Apply)

(295) **Exception RT 295**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a *front lot line* is 3.0 metres;
(B) The minimum **building setback** from a *side lot line* is:
   (i) for *townhouse building* or *semi-detached house* is 1.0 metres; and
   (ii) for a *detached house* is 1.0 metres on one side and 0.5 metres on the other side;
(C) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(D) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
(C) The maximum height is the lesser of 3 *storeys* and 10.5 metres;
(E) The maximum *lot coverage* is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(296) **Exception RT 296**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A maximum of one *dwelling unit* per *lot* as shown on the registered plan;
(B) The minimum *lot frontage* is that which existed on the day of the enactment of this By-law;
(C) The minimum *lot area* is that which existed on the day of the enactment of this By-law;
(D) The maximum height is the lesser of 3 *storeys* and 10.5 metres;
(E) The maximum *lot coverage* is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)
(297) Exception RT 297
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 3.0 metres;
(B) The minimum building setback from a side lot line is:
   (i) 0.9 metres on one side and 0.3 metres on the other side if the building is fully detached above grade;
   (ii) 0.9 metres on one side only if the building is attached above grade;
(C) Nothing may encroach into a required side yard setback;
(D) The maximum height is the lesser of 3 storeys and 10.5 metres;
(E) The maximum lot coverage is 50%;
(F) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and
(G) The required parking space must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(298) Exception RT 298
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a front lot line is:
   (i) 0.5 metres to a garage; and
   (ii) 3.0 metres to all other parts of a building;
(D) The minimum building setback from a side lot line is:
   (i) 0.9 metres on one side and 0.3 metres on the other side if the building is fully detached above grade;
   (ii) 0.9 metres on one side only if the building is attached above grade;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;
(F) The maximum height is the lesser of 3 storeys and 10.5 metres; and
(G) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(299) Exception RT 299
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is that which existed on the day of the enactment of this By-law;
(B) The minimum lot area is that which existed on the day of the enactment of this By-law;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres:
(D) The minimum building setback from a side lot line is:
   (i) 0.9 metres on one side and 0.3 metres on the other side if the building is fully detached above grade;
   (ii) 0.9 metres on one side only if the building is attached above grade;
(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;
(F) The maximum height is the lesser of 3 storeys and 10.5 metres; and

(G) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(300) Exception RT 300
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a side lot line is 1.0 metres;

(C) Nothing may encroach into a required side yard setback;

(D) The maximum lot coverage is 50%;

(E) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street; and

(F) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(301) Exception RT 301
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 21769.

(305) Exception RT 305
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 470-2001.

(308) Exception RT 308
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 880-2003.

(309) Exception RT 309
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 2326 Dufferin St. and 2 Hunter Ave., Section 16(1) of the former City of York zoning by-law 1-83.

(310) Exception RT 310
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
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Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
(A) City of Toronto by-law 862-2007.

(311) Exception RT 311  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
(A) City of Toronto by-law 578-2000.

(312) Exception RT 312  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
(A) Former City of Etobicoke by-law 3528.

(313) Exception RT 313  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:  
(A) Former City of Etobicoke by-law 1978-183.

(314) Exception RT 314  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:  
(A) The maximum building height is 9.0 metres;
(B) The minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;
(C) The maximum lot coverage is 33%; and
(D) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(315) Exception RT 315  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:  
(A) The minimum building setback from a lot line that abuts Orton Rd. is 9.0 metres;
(B) The minimum building setback from a side lot line is:
   (i) 12.0 metres if the side lot line, abuts a lot in an RD, RS or RT Zone; and
   (ii) 7.5 metres in all other cases;
(C) The minimum building setback from a rear lot line is:
   (i) 12.0 metres if the rear lot line, abuts a lot in an RD, RS or RT Zone; and
   (ii) 10.5 metres in all other cases;
(D) The maximum **lot coverage** is 30%;  
(E) The maximum height of a **building** is 9.5 metres;  
(F) **Parking spaces** must be provided at a minimum rate of:  
   (i) 1.0 for each **dwelling unit** and used for resident use; plus  
   (ii) 0.125 for each **dwelling unit** and used only for visitor parking; and  
(G) A minimum of 75% of the **parking spaces** to be for resident use must be located at grade or above.  

Prevailing By-laws and Prevailing Sections: (None Apply)  

(316) **Exception RT 316**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.  

Site Specific Provisions:  
(A) The maximum height is the height of the **building** that existed on the date of the enactment of this By-law;  
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;  
(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;  
(D) The minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to half the total height of the two **buildings**;  
(E) The maximum **lot coverage** is 40%;  
(F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and  
(G) A minimum of 50% of the **parking spaces** on the **lot** must be located in a **building**.  

Prevailing By-laws and Prevailing Sections: (None Apply)  

(317) **Exception RT 317**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.  

Site Specific Provisions:  
(A) The maximum height is the height of the **building** that existed on the date of the enactment of this By-law;  
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 19.0 metres, measured from the original centre line of the **street**;  
(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;  
(D) The minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to half the total height of the two **buildings**;  
(E) The maximum **lot coverage** is 40%;  
(F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and  
(G) A minimum of 50% of the **parking spaces** on the **lot** must be located in a **building**.  

Prevailing By-laws and Prevailing Sections: (None Apply)  

(318) **Exception RT 318**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.  

Site Specific Provisions:  
(A) The maximum height is the height of the **building** that existed on the date of the enactment of this By-law;  
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;  
(C) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone is 7.5 metres;  
(D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
(E) The minimum separation between the above ground main wall of two buildings on the same lot is a distance equal to half the total height of the two buildings;
(F) The maximum lot coverage is 40%;
(G) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit; and
(H) A minimum of 50% of the parking spaces on the lot must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(319) Exception RT 319
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum height is the height of the building that existed on the date of the enactment of this By-law;
(B) The minimum building setback from a lot line that abuts a street is:
   (i) 12 metres if the lot line abuts Neilson Rd.; and
   (ii) 7.5 metres from all other streets;
(C) The minimum building setback is:
   (i) 7.5 metres from a side lot line that does not abut a street;
   (ii) 12.5 metres from a side lot line or rear lot line that abuts a lot in a RD, RS or RT zone; and
   (iii) 10.5 metres in all other cases for a side lot line or rear lot line;
(D) The minimum building setback from a lot line for a below grade parking structures is equivalent to the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line;
(E) The maximum lot coverage is 60%;
(F) Parking spaces must be provided at a minimum rate of
   (i) 1.0 for each dwelling unit and used for resident parking; and
   (ii) 0.25 for each dwelling unit and used for visitor parking;
(G) A minimum of 74% of the parking spaces on the lot must be located in a building; and
(H) An ancillary building used for the storage of waste may be located in a front yard or side yard if:
   (i) the building is fully enclosed; and
   (ii) the building is set back a minimum of 1.5 metres from a lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(320) Exception RT 320
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum height is the height of the building that existed on the date of the enactment of this By-law;
(B) The minimum building setback from a lot line that abuts a street is 7.5 metres;
(C) The minimum building setback from a lot line that does not abut a street is:
   (i) 7.5 metres from a side lot line;
   (ii) 10.5 metres from a rear lot line;
(D) The minimum building setback from a lot line for a below grade parking structures is equivalent to the greater of:
   (i) 3.0 metres; and
(ii) a distance equal to the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line;

(E) The maximum lot coverage is 60%;

(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and located in the residential building; and
   (ii) 0.25 for each dwelling unit, used for visitor parking and located in a parking area that is not on a driveway; and

(G) An ancillary building used for the storage of waste may be located in a front yard or side yard if:
   (i) the building is fully enclosed; and
   (ii) the building is set back a minimum of 1.5 metres from a lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(321) Exception RT 321
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The maximum lot coverage is 40%;
   (B) The maximum building height is the lesser of 3 storeys and 10.5 metres;
   (C) Parking spaces must be provided at a minimum rate of 1.8 for each dwelling unit;
   (D) A maximum of 1 parking space may be located in a yard that abuts a street;
   (E) Despite a 0.3 metres reserve, Kingston Rd. is deemed to be the public street frontage; and
   (F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(322) Exception RT 322
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The maximum number of dwelling units on the lot is 138 and must not contain more than:
      (i) 122 attached dwelling units;
      (ii) 2 detached dwelling units fronting on Manse Rd.; and
      (iii) 14 detached dwelling units adjacent to the ravine;
   (B) The minimum building setback from a lot line that abuts a street is:
      (i) 36.0 metres, measured from the original centre line of the road, if the lot line abuts Kingston Rd.; and
      (ii) 7.5 metres for all other streets;
   (C) The minimum building setback from a lot line that does not abut a street is:
      (i) 7.5 metres from the side main wall of a building; and
      (ii) 10.0 metres to any other main wall;
   (D) The maximum lot coverage is 40%;
   (E) Parking spaces for residents must be provided at a minimum rate of 1.0 for each dwelling unit and must be located in the residential building;
   (F) Parking spaces for visitor use only must be provided at a minimum rate of 0.2 for each dwelling unit and must be located on grade;
   (G) An ancillary building used for the storage of waste may be located in a front yard or side yard if:
      (i) the building is fully enclosed; and
      (ii) the building is set back a minimum of 1.5 metres from a lot line; and
(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(324) Exception RT 324
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(C) There is a maximum of one dwelling unit on each lot;
(D) The minimum building setback from a lot line is:
   (i) 7.5 metres if the lot line abuts Kennedy Rd.;
   (ii) 6.0 metres from any other front lot line that abuts a street; and
   (iii) 4.5 metres from a side lot line that abuts a street;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The portion of a building with a parking space must be set back from a side lot line a minimum of 0.3 metres;
(G) A required parking space must be located in the residential building;
(H) The maximum lot coverage is 50%;
   (i) Each dwelling unit must be a minimum of two storeys; and
(J) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(326) Exception RT 326
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 6.0 metres, except that between 18.0 metres and 45.5 metres measured from the intersection of the northwest lot line and the street line of Sheppard Ave., the minimum building setback is 16.0 metres;
(B) The minimum building setback from a lot line that does not abut a street is 0.9 metres;
(C) The maximum lot coverage is 45%;
(D) The required parking space must be located in the residential building; and
(E) The maximum height of a building is the lesser of 12.5 metres and four storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(327) Exception RT 327
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot is a corner lot, the minimum lot frontage is 10.5 metres;
(B) The minimum building setback from a front lot line is:
   (i) 6.0 metres for the portion of the main wall that also has an entrance to a parking space; and
   (ii) 4.5 metres in all other cases;
(C) The minimum building setback from a side lot is:
(i) 4.5 metres if it abuts a street;
(ii) 1.2 in all other cases; and
(iii) detached walls of a garage must be erected not less than 0.3 m from a side lot line which is a also a zone boundary;

(D) The required parking space must be located in the residential building; and

(E) The maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 33, of former City of Scarborough by-law 14402

(328) Exception RT 328

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a lot is a corner lot, the minimum lot frontage is 10.5 metres;

(B) The minimum building setback from a front lot line is:

   (i) 6.0 metres for the portion of the main wall that also has an entrance to a parking space; and
   (ii) 4.5 metres in all other cases;

(C) The minimum building setback from a side lot is:

   (i) 4.5 metres if it abuts a street; and
   (ii) 1.2 in all other cases;
   (iii) detached walls of a garage must be erected not less than 0.3 m from a side lot line which is a also a zone boundary;

(D) The required parking space must be located in the residential building; and

(E) The maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None)

(329) Exception RT 329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is the lawful lot frontage that existed on the date of the enactment of this By-law;

(B) The minimum lot area is the lawful area of the lot as it existed on the date of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is 6.0 metres;

(D) A minimum building setback of 1.0 metre is required from one side lot line only and nothing may encroach into the required side yard;

(E) The maximum lot coverage is 50%;

(F) The maximum number of storeys is 2; and

(G) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(330) Exception RT 330

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is the lawful lot frontage that existed on the date of the enactment of this By-law;

(B) The minimum lot area is the lawful area of the lot as it existed on the date of the enactment of this By-law;

(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The part of a main wall that has an entrance to a parking space must be set back a minimum of 6.0 metres from the lot line that it faces;

(E) The maximum lot coverage is 50%;

(F) The maximum number of storeys is 2; and

(G) The required parking space must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(331) Exception RT 331
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is:

(i) 7.0 metres for each dwelling unit in a townhouse building;

(ii) 18.0 metres for a semi-detached house and 9.0 metres for each dwelling unit; and

(iii) 9.0 metre for a detached house;

(B) The minimum lot area is:

(i) 200.0 square metres for each dwelling unit in a townhouse building;

(ii) 540.0 square metres for each semi-detached house and 270.0 square metres for each dwelling unit; and

(iii) 270.0 square metres for each detached house;

(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(D) The part of a main wall that has an entrance to a parking space must be set back a minimum of 6.0 metres from the lot line that it faces;

(E) The minimum building setback from a side lot line that does not abut a street is:

(i) 1.2 metres for a townhouse building and a semi-detach house; and

(ii) 1.2 metres on one side and 0.6 metres on the other side for detached house;

(F) The minimum building setback from a lot line that abuts a railway is 30.0 metres;

(G) The maximum number of storeys is:

(i) 3 for a townhouse; and

(ii) 2 in all other cases; and

(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(332) Exception RT 332
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot frontage is the lawful lot frontage that existed on the date of the enactment of this By-law;

(B) The minimum lot area is the lawful area of the lot as it existed on the date of the enactment of this By-law;

(C) The maximum lot coverage is the lawful lot coverage that existed on the lot on the date of the enactment of this By-law;

(D) The maximum building height is 11.0 metres;

(E) A minimum of one enclosed parking space must be provided with each dwelling unit, and must be set back a minimum of 6.0 metres from the front lot line; and

(F) Despite the uses permitted in the zone a detached house is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(334) Exception RT 334
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 7.5 metres;
(B) The portion of a **building** with the required **parking space** must be set back from a **side lot line** a minimum of 1.5 metres;
(C) The maximum **lot coverage** is 50%; and
(D) The underground portion of a **structure** must be set back from a **lot line** that abuts a **street** the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the surface of the lowest floor and the average elevation of the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception RT 335)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **minimum lot frontage** is that which existed on the day of the enactment of this By-law;
(B) The **minimum lot area** is that which existed on the day of the enactment of this By-law;
(C) The **minimum building setback** from a **front lot line** is 6.0 metres;
(D) The **minimum building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
(E) The **minimum building setback** from a **side lot line** that does not abuts a **street** is 1.5 metres;
(F) The **maximum lot coverage** is 50%; and
(G) The **minimum building setback** for the below grade portions of a **structure** is the greater of 3.0 metres and a distance equal to the difference in the elevation of the lowest part of the **structure** and the average elevation of the ground at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception RT 336)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands subject to this exception must collectively comply with all the following:
   (i) the **maximum number of dwelling units** is 11;
   (ii) the **minimum building setback** from a **lot line** abutting a **street** is:
      (a) 3.0 metres if the **lot line** abuts Lawrence Ave.; and
      (b) 1.5 metres if the **lot line** abuts Homestead Rd.;
   (iii) the required **parking space** must be located in the **residential building**;
   (iv) the **maximum height of a building** is the lesser of 12.0 metres and 3 **storeys**; and
   (v) the applicable maximum **lot coverage** regulations of this By-law do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception RT 337)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands subject to this exception must collectively comply with all the following:
(i) the required parking space must be located in the residential building;
(ii) the maximum height of a building is the lesser of 11.0 metres and 3 storeys;
(iii) the minimum building setback from a street is:
   (a) 6.0 metres for that portion of the main wall that has a vehicle entrance to a parking space; and
   (b) 3.0 metres in all other cases;
(iv) the applicable maximum lot coverage regulations of this By-law do not apply; and
(v) the minimum lot frontage for a dwelling unit fronting on a street is 5.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(338) Exception RT 338
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) On 749-757 Sheppard Ave. W., Section 64.20-A(19) of the City of North York zoning by-law 7625; and
  (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(339) Exception RT 339
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The lands subject to this exception must collectively comply with all the following:
      (i) a maximum of 7 dwelling units are permitted;
      (ii) the minimum width of a dwelling unit is 4.5 metres;
      (iii) the south main wall of the first floor of the building (excluding the parking structure level) must not be located more than 22.5 metres from the lot line abutting Kingston Rd. as situated on April 9, 2008;
      (iv) the minimum building setback from a lot line is:
          (a) 0.3 metres from the west lot line;
          (b) 0.9 metres if that lot line abuts Birchmount Rd.; and
          (c) 2.8 metres and a maximum building setback of 3.5 metres if the lot line abuts Kingston Rd.;
      (v) the south main wall of the second storey of the building (excluding the parking structure level) must be set back a minimum of 1.0 metres from the south main wall of the first floor. The south main wall of the third storey must be set back a minimum of 1.0 metres from the south main wall of the second storey. The south main wall of the fourth storey of the building must be set back a minimum of 3.0 metres from the south main wall of the third storey. This provision does not apply to the end dwelling unit of a building adjacent to Birchmount Rd.;
      (vi) the maximum building height is the lesser of 13.7 metres and 4 storeys;
      (vii) despite regulations to the contrary, for these lands height is the measured as the difference in elevation between the average elevation of the lot line along Kingston Rd. and the elevation of the highest point of the building;
      (viii) each dwelling unit must have a private outdoor amenity space located on the first storey above the parking structure level;
      (ix) A balcony or deck can not project beyond the outer edge of a balcony or deck that is situated immediately below it on a lower floor;
      (x) a minimum of 11 parking spaces must be provided;
      (xi) despite (x) above, one parking space in excess of 11 may be provided having a minimum width of 2.6 metres and a minimum length of 4.9 metres;
      (xii) the lot coverage regulations of this By-law do not apply;
      (xiii) dwelling units are only permitted if there is a parking structure on the lands; and
(xiv) projections such as pilasters, columns, balconies and unenclosed porches are not permitted to project into a required yard that abut a street. A canopy and exteriors steps may encroach into the required street yard for Kingston Rd. to a maximum of 1.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(340) Exception RT 340
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres from Brimorton Dr. and Orton Park Rd., except where a 6 metre radius corner rounding applies, then the setback may be reduced and all portions of the main wall must be at least 0.6 metres from the street line arc; and
   (ii) 2.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 1.0 metres;
(C) The maximum building height is the lesser of 11.0 metres and 3 storeys;
(D) The minimum rear yard setback is 6.5 metres;
(E) All dwelling units must front on a public street connecting Brimorton Dr. and Orton Park Rd.;
(F) The required parking space must be in the residential building:
(G) The minimum garage space dimensions are:
   (i) single car garage: 3.0 metres by 6.0 metres;
   (ii) double car garage: 5.7 metres by 6.0 metres; and
   (iii) tandem parking stalls: 3.0 metres by 11.6 metres; and
(H) The lot coverage regulations of this by-law do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(341) Exception RT 341
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres from Brimorton Dr. and Orton Park Rd., except where a 6 metre radius corner rounding applies, then the setback may be reduced and all portions of the main wall must be at least 0.6 metres from the street line arc; and
   (ii) 0.5 metres in all other cases;
(B) The maximum building height is the lesser of 11.0 metres and 3 storeys;
(C) All dwelling units must front on a public street connecting Brimorton Dr. and Orton Park Rd.;
(D) The required parking space must be in the residential building:
(E) The minimum garage space dimensions are:
   (i) single car garage: 3.0 metres by 6.0 metres;
   (ii) double car garage: 5.7 metres by 6.0 metres; and
   (iii) tandem parking stalls: 3.0 metres by 11.6 metres; and
(F) The lot coverage regulations of this by-law do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(342) Exception RT 342
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres from Brimorton Dr. and Orton Park Rd., except where a 6 metre radius corner rounding applies, then the setback may be reduced and all portions of the main wall must be at least 0.6 metres from the street line arc; and
   (ii) 2.0 metres in all other cases;

(B) The maximum building height is the lesser of 11.0 metres and 3 storeys;
(C) All dwelling units must front on a public street connecting Brimorton Dr. and Orton Park Rd.;
(D) The minimum setback is 2.0 metres in all other cases;
(E) The required parking space must be in the residential building;
(F) The minimum garage space dimensions are:
   (i) single car garage: 3.0 metres by 6.0 metres;
   (ii) double car garage: 5.7 metres by 6.0 metres; and
   (iii) tandem parking stalls: 3.0 metres by 11.6 metres; and

(G) The lot coverage regulations of this by-law do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(343) Exception RT 343
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 6.0 metres for the portion of the main wall with a vehicle access to a parking space; and
   (ii) 5.0 metres in all other cases;

(B) The minimum building setback from a side lot line is 2.4 metres if the side lot line abuts a street;
(C) The maximum lot coverage is 55%; and
(D) The required parking spaces must be located in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(344) Exception RT 344
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from the a lot line that abuts Birchmount Rd. is 2.0 metres;
(B) The minimum building setback from the easterly lot line is 6.0 metres;
(C) The maximum building height is 12.0 metres;
(D) The lot coverage regulations of this by-law do not apply;
(E) Parking spaces must be provided at a minimum rate of 0.25 for each senior citizen's dwelling unit; and
(F) In addition to the uses permitted by the zone, the following uses are also permitted if in association with a dwelling unit in the building, if the use is operated by one or more residents of that dwelling unit and it is conducted wholly within an enclosed building:
   (i) offices excluding medical or dental offices; and
   (ii) personal service shop.

Prevailing By-laws and Prevailing Sections: (None Apply)

(345) Exception RT 345
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 18.0 metres if the lot line abuts Finch Ave. and Brimley Rd.
   (ii) 12.0 metres if the lot line abuts Alexmuir Blvd.; and
   (iii) 7.5 metres in all other cases;

(B) The minimum building setback from a rear lot line and side lot line that does not about a street is a distance equal to half the height of the building;

(C) A minimum of 50% of the area of the lot must be used for landscaping;

(D) A below grade parking structure must be set back from a lot line that abuts a street a distance equal to the distance between the elevation of the lowest floor and the average elevation of grade along the lot line that abuts the street;

(E) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) The maximum building height is 9.0 metres;

(G) The maximum number of storeys is 2; and

(H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(346) Exception RT 346
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 27020.

(351) Exception RT 351
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum number of dwelling units is 100 per hectare; [By-law: 1353-2015]

(B) The maximum building height is the lesser of 4 storeys excluding the basement;

(C) A residential building must be set back 30 metres from a railway property line; [By-law: 1353-2015]

(D) The minimum building setback from a front lot line is the building setback front the front lot line for the lawfully existing building as it existed on the date of the enactment of this By-law;

(E) The minimum building setback from a rear lot line is the building setback rear the front lot line for the lawfully existing building as it existed on the date of the enactment of this By-law;

(F) The minimum building setback from a side lot line is the building setback front the side lot line for the lawfully existing building as it existed on the date of the enactment of this By-law; and

(G) The maximum lot coverage is the percentage of the lot covered by all buildings on the lot as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(352) Exception RT 352
The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum floor space index for a lot with a dwelling unit in a permitted building type is:
   (I) the lesser of 0.6 times the lot area or 204 square metres, if the lot area is less than 408 square metres;
(ii) the lesser of 0.5 times the lot area or 279 square metres, if the lot area is 408 square metres to 697 square metres; and

(iii) 0.4 times the lot area if the lot area is more than 697 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1054-2013 ]

(353) Exception RT 353
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum lot coverage is 30%;
(B) An ancillary building used for the storage of waste may be located in a front yard or side yard if:
   (i) the building is fully enclosed; and
   (ii) the building is set back a minimum of 1.5 metres from a lot line; and
(C) A below grade parking structure is permitted in any yard if it is set back from a lot line abutting a street the greater of:
   (i) 3.0 metres; or
   (ii) a distance equal to the distance from the below grade floor of the parking structure to grade.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exceptions 9 and 25, of former City of Scarborough by-law 9510.

(354) Exception RT 354
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(360) Exception RT 360
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.16(76) of the former City of North York zoning by-law 7625.

900.6 RM - Zone

900.6.1 General

(1) RM Zone Exceptions
The regulations located in Article 900.6.10 apply only to the exceptions subject to the RM zone and identified with the corresponding exception number.

900.6.10 Exceptions for RM Zone

(1) Exception RM 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 94-2002.

(2) **Exception RM 2**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot area is:
   (i) 370 square metres for a detached house;
   (ii) 325 square metres for each dwelling unit of a semi-detached house;
   (iii) 555 square metres for a duplex or triplex; and
   (iv) 650 square metres for a fourplex;

(B) The minimum lot frontage is:
   (i) 12.0 metres for a detached house;
   (ii) 10.5 metres for each dwelling unit of a semi-detached house;
   (iii) 15.0 metres for a duplex;
   (iv) 18.0 metres for a triplex; and
   (v) 21.0 metres for a fourplex;

(C) The maximum building height is:
   (i) 9.5 metres for a detached house; and
   (ii) 11.0 metres for a semi-detached house, duplex, triplex, or fourplex;

(D) The maximum floor space index is:
   (i) 0.35 for a detached house; and
   (ii) 0.6 for a semi-detached house, duplex, triplex, or fourplex;

(E) The minimum rear yard setback is:
   (i) 7.5 metres for a detached house, semi-detached house, duplex, or triplex; and
   (ii) 10.5 metres for a fourplex; and

(F) The minimum side yard setback is:
   (i) 0.9 metres for a detached house or semi-detached house;
   (ii) 1.8 metres for a duplex;
   (iii) 3.0 metres for a triplex; and
   (iv) 3.6 metres for a fourplex.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) **Exception RM 3**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A triplex, fourplex or apartment building are not permitted.

Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1992-117.
(4) Exception RM 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 9005.

(5) Exception RM 5
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lot line abutting Rogers Road is the front lot line;
   (B) The main entrance for a dwelling unit in an apartment building must have direct access to a street;
   (C) Despite regulation 10.5.40.10(1), the height of a building is the distance between the average elevation of the ground along the front lot line and the elevation of the highest point of the building or structure;
   (D) Despite regulation 10.5.40.10(2);
      (i) a parapet wall for a roof top space or a green roof may exceed the permitted maximum height for a building by 2.0 metres; and
      (ii) a privacy structure separating a private roof top space may exceed the permitted maximum height for a building by 1.2 metres;
   (E) Despite regulation 10.5.40.60(1), a platform without main walls with a floor no higher than the first storey of the building above established grade may encroach into the minimum required building setback from a lot line that abuts Bicknell Avenue or Forbes Avenue to a maximum of 2.5 metres;
   (F) Despite regulation 10.5.40.60(3), exterior stairs may encroach into a required minimum building setback from a lot line that abuts Bicknell Avenue or Forbes Avenue if the stairs are no wider than 4.8 metres wide;
   (G) Despite regulation 10.5.50.10(4);
      (i) a minimum of 18% of the area of the lands must be landscaping; and
      (ii) a minimum of 90% of the landscaping area required in (i) above, must be soft landscaping;
   (H) Amenity Space:
      (i) must be provided at a minimum rate of 2.0 square metres for each dwelling unit; and
      (ii) despite regulation 800.50(15) may be private balconies, private decks, private patios and private roof top spaces;
   (I) Despite regulation 10.5.50.10(5), a lot with an apartment building must have a minimum 1.2 metre wide strip of soft landscaping along any part of a lot line abutting another lot in the Residential Zone Category, excluding driveways no more than 7.5 metres wide;
   (J) Despite regulations 10.5.80.10(2) and 10.50.80.10(6)(A), all required parking spaces for an apartment building may be located outside a building or structure;
   (K) Despite regulations 10.5.80.10(3) and 10.5.80.10(6), a parking space is permitted in a side yard;
   (L) Despite regulation 10.5.80.10(10)(A), a parking space located outside a building in the Residential Zone Category may be used for commercially licensed vehicles associated with a non-residential use on the abutting lands with the zone label on the Zoning By-law Map CR 2.6 (c0.25 r2.6) SS2 (x37);
   (M) Despite regulation 10.5.80.30(1), a surface parking space must be at least 1.2 metres from all main walls of an apartment building;
   (N) Regulation 10.5.100.1(5) does not apply;
   (O) Despite regulation 10.80.30.20(1)(B)(iv), the required minimum lot frontage on Rogers Road is 25 metres;
   (P) Despite regulation 10.80.40.70, the required minimum building setback from a lot line:
      (i) abutting Forbes Avenue is 2.5 metres;
      (ii) abutting Nashville Avenue is 1.0 metres;
      (iii) abutting Bicknell Avenue is 2.5 metres;
      (iv) abutting the south lot line is 15.0 metres;
(v) abutting a **rear lot line** of a lot in a RM zone is 12.0 metres; or
(vi) abutting a **side lot line** of a lot in an abutting RM zone is 2.5 metres;

(Q) Despite regulation 10.80.40.80(2), if two or more **residential buildings** are located on the same **lot**, the required minimum above-ground separation distance between **main walls** of the respective **buildings** is:

   (i) 10.0 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and
   (ii) 12.0 metres if each **main wall** has an opening to a **dwelling unit**;

(R) Despite regulation 200.5.10.1(1), for a **dwelling unit** in an **apartment building**, **parking spaces** must be provided at a minimum rate of:

   (i) 0.9 for each bachelor or one bedroom **dwelling unit**;
   (ii) 1.0 for each two bedroom **dwelling unit**; and
   (iii) 0.15 for visitor **parking spaces** for each **dwelling unit**;

(S) Despite regulation 200.5.1.10(2), a **parking space** that is obstructed must be increased in width by 0.2 metres for each side of the **parking space** that is obstructed;

(T) Despite regulation 200.15.1.5(1), accessible **parking spaces** must be the **parking spaces** located closest to any pedestrian access to a **building**; and

(U) Despite regulation 230.10.1.20(2), all "short-term" **bicycle parking spaces** may be located on the abutting lands with the zoning label on the Zoning By-law Map CR 2.6 (c0.25; r2.6) SS2 (x37).

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 218-2016 ]

(6) **Exception RM 6**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

   (A) City of Toronto by-law 721-2002.

(7) **Exception RM 7**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

   (A) On 173 Royal York Rd., former City of Etobicoke by-law 3018.

(8) **Exception RM 8**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) If the requirements of By-law 306-2017 are complied with, none of the provisions of regulations 10.80.40.10 (I), and 10.80.40.40 (1) apply to prevent the erection or use of a **building structure**, addition of enlargement for a **retirement home** permitted in regulations (B) to (M) below;
   (B) The conditions in regulation 10.80.20.100 (8) do not apply to a **retirement home** permitted in accordance with (A) above;
   (C) Despite regulation 10.80.40.10 (1), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" on Diagram 7 of By-law 306-2017;
   (D) Despite regulation 10.80.40.40 (3), the permitted maximum number of storeys for a **building** or **structure** is the numerical value following the letters "ST" on Diagram 7 of By-law 306-2017;
   (E) Despite regulation 10.80.30.40 (1), the maximum permitted lot coverage is 40 percent;
   (F) Despite regulation 10.80.40.40 (1), the permitted maximum **gross floor area** is 16,845 square metres;
(G) Despite regulation 10.80.40.70 (1), the required minimum **front yard setback** is 3.8 metres;

(H) Despite regulation 10.80.40.70 (2), the required minimum north **side yard setback** is 7.5 metres and the required minimum south **side yard setback** is 24 metres;

(I) Despite regulation 10.80.40.70 (3), the required minimum **rear yard setback** is 7 metres;

(J) The required minimum indoor **amenity space** is 1,810 square metres;

(K) Despite Clause 10.5.40.50, the following parts of a **building** may be no closer than 21 metres from the south **side lot line**, 2.5 metres from the north **side lot line**, 2.5 metres from a **front lot line** and 2.5 metres from the **rear lot line**:

   (i) a roof, porch, portico, canopy of other similar **structure** including structural supports;

   (ii) a deck, balcony, terrace, privacy screen, railing, **green roof** or other similar **structure** attached to the **building**; and

   (iii) a pilaster, decorative column, cornice, sill, belt course of other similar architectural feature on the **building**; and

(L) The required minimum number of **bicycle parking spaces** is 21 provided as follows:

   (i) 9 "long term" **bicycle parking spaces**; and

   (ii) 12 "short term" **bicycle parking spaces**.

(M) Despite Article 10.80.20, an **eating establishment** is permitted if:

   (i) it is associated with the **retirement home** permitted in accordance with (A) above; and

   (ii) the **interior floor area** of the **eating establishment** does not exceed 80 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

{ By-law: 306-2017 }

(9) **Exception RM 9**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The lands must comply with exception 900.6.10(478).

Prevailing By-laws and Prevailing Sections:


(10) **Exception RM 10**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1995-237.

(11) **Exception RM 11**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3065 and 3066.

(12) **Exception RM 12**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 4 Elmhurst Drive and 396 Albion Rd., former City of Etobicoke by-laws 4024 and 2414.

(13) Exception RM 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 893-2000.

(14) Exception RM 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 247-2000.

(15) Exception RM 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(16) Exception RM 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 440-2005.

(17) Exception RM 17
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 13088.

(18) Exception RM 18
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum **lot area** is:
       (i) 465 square metres for a **detached house**;
       (ii) 665 square metres for a **semi-detached house**;
       (iii) 555 square metres for a **duplex**; and
       (iv) 610 square metres for a **triplex**;
(B) The minimum lot frontage is:
   (i) 12.0 metres for a detached house;
   (ii) 18.0 metres for a semi-detached house;
   (iii) 15 metres for a duplex; and
   (iv) 16.5 metres for a triplex;

(C) The maximum lot coverage is:
   (i) 33% for a detached house or semi-detached house; and
   (ii) 35% for a duplex or triplex;

(D) The maximum height is:
   (i) 9.5 metres for a detached house; and
   (ii) 11.0 metres for a semi-detached house, duplex, or triplex; and

(E) The maximum floor space index is 0.45 for a detached house.

Prevailing By-laws and Prevailing Sections:

(A) On lands in the zone 'RM', and located between Kipling Ave. on the east, Brown's Line on the West, Evans Ave. to the north and Horner Ave. to the south, former City of Etobicoke By-laws 1979-67 and 1981-272; and

(B) On the lands in the zone 'RM', and located between Brown's Line on the east, Etobicoke Creek on the west, Horner Ave. on the north and Lake Shore Blvd. W. to the south, former City of Etobicoke By-laws 1979-67 and 1981-272. [By-law: 1675-2013]

(19) Exception RM 19
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 885-2005.

(20) Exception RM 20
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 8889 and 613.

(21) Exception RM 21
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 4164.

(22) Exception RM 22
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum lot area is:
      (i) 325 square metres for a detached house;
      (ii) 555 square metres for a semi-detached house;
(iii) 370 square metres for a **duplex**; and
(iv) 465 square metres for a **triplex**;

(B) The minimum **lot frontage** is:

(i) 10.5 metres for a **detached house**;
(ii) 18.0 metres for a **semi-detached house**;
(iii) 12.0 metres for a **duplex**; and
(iv) 15.0 metres for a **triplex**;

(C) The maximum **building** height is 9.5 metres for a **detached house**; and

(D) The minimum **side yard setback** is 0.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(23) **Exception RM 23**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

(i) 230 square metres for a **detached house**;
(ii) 460 square metres for a **semi-detached house**;
(iii) 555 square metres for a **duplex**; and
(iv) 610 square metres for a **triplex**; and

(B) The minimum **lot frontage** is:

(i) 7.5 metres for a **detached house**;
(ii) 15.0 metres for a **semi-detached house** or **duplex**; and
(iii) 16.5 metres for a **triplex**; and

(C) The maximum **building** height is 9.5 metres for a **detached house**;

(D) The minimum **side yard setback** is:

(i) 0.6 metres for a **detached house**,  
(ii) 1.2 metres for a **semi-detached house, duplex, or triplex**; and
(iii) 1.5 metres from a **side lot line** abutting a **street** for a **detached house, semi-detached house, duplex, or triplex on a corner lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(A) On or between the odd numbered addresses of 1-26 Lake Shore Drive and 57-61 Lake Shore Drive, former City of Etobicoke by-law 1991-41. [By-law: 580-2017]

(24) **Exception RM 24**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the **building** types permitted in 10.80.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60;

(B) The minimum **lot area** is:

(i) 465 square metres for a **detached house**;
(ii) 665 square metres for a **semi-detached house**;
(iii) 555 square metres for a **duplex**;
(iv) the greater of 665 square metres or 139 square metres per **dwelling unit** for an **apartment building** with 5 **dwelling units**; and
(v) 116 square metres per dwelling unit for an apartment building with more than 5 dwelling units;

(C) The minimum lot frontage is:

(i) 12.0 metres for a detached house;
(ii) 18.0 metres for a semi-detached house;
(iii) 15.0 metres for a duplex;
(iv) 18.0 metres for an apartment building with 5 dwelling units; and
(v) 24.0 metres for an apartment building with more than 5 dwelling units;

(D) The maximum lot coverage is:

(i) 33% for a detached house or semi-detached house;
(ii) 35% for a duplex; and
(iii) 40% for an apartment building;

(E) The maximum height is:

(i) 9.5 metres for a detached house;
(ii) 11.0 metres for a semi-detached house or duplex; and
(iii) 14.0 metres for an apartment building;

(F) The maximum floor space index is 0.45 for a detached house;

(G) The minimum front yard setback is 7.5 metres for an apartment building with more than 5 dwelling units;

(H) The minimum rear yard setback is the greater of 6.0 metres or 20% of the lot depth for an apartment building with more than 5 dwelling units; and

(I) The minimum side yard setback is:

(i) 3.0 metres for an apartment building with 5 dwelling units; and
(ii) half the height of the building for an apartment building with more than 5 dwelling units.

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception RM 25
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1991-177.

(26) Exception RM 26
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 12 Pebble Valley Lane, former City of Etobicoke by-law 1984-32.

(27) Exception RM 27
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 1124-2001(OMB) and former City of Etobicoke by-law 1995-57.

(28) Exception RM 28
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(A) Former City of Etobicoke by-law 12950.

(29) Exception RM 29
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(A) On 21 Van Camp Place, former City of Etobicoke by-law 2631.

(30) Exception RM 30
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(A) Former City of Etobicoke by-law 13049.

(31) Exception RM 31
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A nursing home is permitted, if:
(i) the maximum lot coverage is 35.4%;
(ii) the maximum lot frontage is 9.2 metres;
(iii) the minimum rear yard setback is 7.2 metres; and
(iv) the maximum building height is 13.6 metres.

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(32) Exception RM 32
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(A) City of Toronto by-law 716-2003; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(33) Exception RM 33
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(A) On these lands former City of North York by-laws 27686, 27696, 27695.
### Exception RM 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) The minimum **building setback** from a **lot line** is:
  1. 3.0 metres if the **lot line** abuts a **street**; and
  2. 6.0 metres for the part of the **main wall** that has a **vehicle** entrance to a **parking space**;

- (B) A **building** used for waste storage may be located in a yard that abuts a **street** if it is:
  1. fully enclosed by four walls and a roof; and
  2. at least 1.5 metres from any **lot line**; and

- (C) A minimum of 45% of the **lot area** must be **soft landscaping**.

**Prevailing By-laws and Prevailing Sections:**

- (A) Schedule "C", Exception 24, of former City of Scarborough by-law 14402. [By-law: 607-2015 Under Appeal]

### Exception RM 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) The minimum **building setback** from a **lot line** is:
  1. 3.0 metres if the **lot line** abuts a **street**; and
  2. 1.0 metres in all other cases;

- (B) A **building** used for waste storage may be located in a yard that abuts a **street** if it is:
  1. fully enclosed by four walls and a roof; and
  2. at least 1.5 metres from any **lot line**; and

- (C) A minimum of 45% of the **lot area** must be **soft landscaping**.

**Prevailing By-laws and Prevailing Sections:**

- (A) Schedule "C", Exception 24, of former City of Scarborough by-law 14402. [By-law: 607-2015 Under Appeal]

### Exception RM 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) Despite regulation 10.5.40.10 (1), the height of a **building** or **structure** on the lands is measured as the vertical distance between Canadian Geodetic Datum elevation of 180.3 metres and the highest point of the **building** or **structure**;

- (B) Despite regulation 10.5.40.10 the following **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** as follows:
  1. Parapets to a maximum of 1.5 metres; and
  2. Guardrails and privacy screens to a maximum of 1.8 metres;

- (C) Despite regulation 10.5.40.10 (3), the following equipment and **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** by 3.0 metres:
  1. equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
  2. **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, and maintenances equipment storage; and

- (D) Despite Height Overlay Map in Section 995.20.1, as amended, no **building** or **structure** on the lands may penetrate a 45 degree **angular** plane projected over the **lot** from a line that is 7.5 metres from the **rear lot line** and 10.5 metres above the average elevation of the ground along the **rear lot line**;
(E) Despite the regulation 10.5.50.10 (4), the minimum required **landscaping** area is 1950.0 square metres; a minimum of 500.0 square metres of the required **landscaping** must be soft **landscaping**;

(F) Despite the regulations 10.80.40.70 (1), (2), and (3) the **minimum building setbacks** are shown on Diagram 6 of By-law 818-2017;

(G) Despite (F) above, the **building setbacks** for an underground **parking garage** may be 0.0 metres;

(H) Despite (G) above, the following **building** elements and **structures** may encroach into a required **building setback** as follows:

1. a window well into the required **side yard setback** 2 metres;
2. a canopy to within 0.0 metres from the front **lot line**;
3. an exterior stairway, to within 0.0 metres from the front **lot line**; and
4. a porch to within 0.0 metres from the front **lot line**;

(I) Despite regulation 10.5.40.60 (F) (ii) a balcony may encroach into the required **minimum side yard setback** a maximum of 1.5 metres if the side yard does not abut a street;

(J) The permitted maximum **gross floor area** is 6550.0 square metres;

(K) At least 168.0 square metres of indoor **amenity space** must be provided on the lands; and

(L) Despite the regulation 230.5.1.10 (11) these lands are subject to Bicycle Zone 2.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning By-law 7625. [By-law: 818-2017 Enacted]

(37) **Exception RM 37**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-laws 22378 and 26280.

(38) **Exception RM 38**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 175 Cummer Avenue, Section 64.18(5) of the City of North York zoning by-law 7625.

(39) **Exception RM 39**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 1996, 1998 and 2000 Bathurst Street, if the requirements of Section 5 and Schedule A of By-law 1245-2018 are complied with, none of the provisions of Sections 10.5.50.10(5); 10.5.8.30(1), 10.5.100.1(5); 10.80.40.80; and 200.15.1.5, apply to prevent the erection or use of a **building, structure**, addition or enlargement if it is in compliance with regulations (B) to (L) below;

(B) Despite regulations 5.10.40.70(1) and 10.5.40.70(1) and 10.80.40.70, a **building** or **structure** must be located entirely within the area delineated by heavy lines shown on Diagram 3 of By-law 1245-2018;

(C) Despite clause 10.5.4.60 and (B) above, the following are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 1245-2018;

(i) wind screens, parapets, guard rails, railings and dividers, pergolas, trellises, eaves, roof drainage, lightning rods, architectural features, landscaping, and elements of a green roof may encroach to a maximum of 1.5 metres;

(D) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 171.32 metres in the year 2017 and the elevation of the highest point of a **building** or **structure**;
(E) Despite regulation 10.80.40.10(1), no portion of any building may exceed the height in metres specified by the numbers following the symbol “HT” on Diagram 3 of By-law 1245-2018;
(F) Despite regulation 10.5.40.10(4) and (E) above, and in addition to those elements listed in regulation 10.5.40.10(3), the following may project above the permitted to project above the heights shown on Diagram 3 of By-law 1245-2018;
   (i) light fixtures, parapets, pergolas, trellises, terraces, planters, guardrails, balustrades, railings, stair enclosures, and screens may project to a maximum of 3.0 metres;
(G) Despite regulation 10.5.5.10.(4), a minimum of 15 percent of the area of the lot must be landscaping, of which a minimum of 30 percent must be soft landscaping;
(H) Despite regulation 10.80.40.40(1), the permitted maximum gross floor area is 9,000 square metres;
(I) Amenity space must be provided and maintained on the lot at a minimum rate of 3.5 square metres for each dwelling unit, of which:
   (i) indoor amenity space must be provided at a minimum rate of 2.6 square metres for each dwelling unit; and
   (ii) outdoor amenity space must be provided at a minimum rate of 0.9 square metres for each dwelling unit.
(J) Despite clause 200.5.10.1, the minimum number of required parking spaces is based on the following:
   (i) 0.6 parking spaces for each bachelor dwelling unit, excluding any rental replacement dwelling unit;
   (ii) 0.7 parking spaces for each 1-bedroom dwelling unit, excluding any rental replacement dwelling unit;
   (iii) 0.9 parking spaces for each 2-bedroom dwelling unit, excluding any rental replacement dwelling unit;
   (iv) 1.0 parking spaces for each 3-bedroom dwelling unit, excluding any rental replacement dwelling unit;
   (v) 0.1 visitor parking spaces must be provided for each dwelling unit, including any rental replacement dwelling unit; and
   (vi) In addition to (i) to (v) above, 12 parking spaces must be provided in Phase A, as shown on Diagram 3 of By-law 1245-2018, to replace the existing 12 parking spaces and 13 parking spaces must be provided in Phase B, as shown on Diagram 3 of By-law 1245-2018, to replace the existing 13 parking spaces;
(K) for each car-share parking space provided, the minimum number of parking spaces for residents required pursuant to (J) above, may be reduced by four parking spaces, up to a maximum of 7 car-share parking spaces; where:
   (i) "car-share" means the practice whereby a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization and such car-share motor vehicles are made available to at least the occupants of the building for short-term rental, including an option for hourly rental; and
   (ii) "car-share parking space" means a parking space reserved for the exclusive use of parking a car-share motor vehicle and must include appropriate signage;
(L) Despite Regulation 200.15.1(1), an accessible parking space must have the following minimum dimensions:
   (i) Length of 5.6 metres;
   (ii) Width of 3.4 metres; and
   (iii) Vertical clearance of 2.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1245-2018 ]
(40) Exception RM 40
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 31523.

(41) Exception RM 41  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)  
Prevailing By-laws and Prevailing Sections:

(A) On 205 Cummer Avenue, Section 64.20-A(66) of the City of North York zoning by-law 7625.

(42) Exception RM 42  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The permitted maximum gross floor area of all buildings is 4,360 square metres;

(B) Despite regulations 10.5.40.10 and 10.80.40.10 Height, the permitted maximum height for a building or structure on a lot within Areas A, B and C as shown on Diagram 1 of By-law 244-2017 may not exceed a Canadian Geodetic Datum of:

(i) Area A: 141.75 metres, at the highest point of a building or structure;

(ii) Area B: 140.75 metres, at the highest point of a building or structure; and

(iii) Area C: 136.5 metres at the highest point of a building or structure.

(C) Despite clauses 10.5.40.70(1), and 10.80.40.70(1), the required minimum front yard setback is 4 metres at the first floor, excluding basements, 3.5 metres at the second storey, 2.5 metres at the third storey, and 1.5 metres at the fourth storey for any above-ground structures, and 3 metres for any below-ground buildings or structures, excluding underground storm water management storage tank;

(D) Despite regulation 10.80.40.70(2), the required minimum rear yard setback is 7.5 metres for any above-ground structures, and 0 metres for any below-ground buildings or structures;

(E) Despite regulation 10.80.40.70(3), the required minimum side yard setback for any building or structure within Areas A, B and C as shown on Diagram 1 of By-law 244-2017 must be in accordance with the following:

(i) Areas A and B: 3.2 metres to the east property line, and 1.5 metres to the west property line for all parts of the building or structure above-ground, and 1.5 metres for any part of the building or structure below-ground; and

(ii) Area C: 1.5 metres;

(F) Regulation 10.5.50.10(5), Landscaping Requirement for an Apartment Building Abutting Another Residential Lot, does not apply;

(G) Regulation 10.5.100(5), Driveway Access to Apartment Buildings, does not apply;

(H) Regulations 10.80.40.80(1), Distance Between Main Walls of the Same Apartment Building, and 10.80.40.80(2), Distance Between Residential Buildings on the Same Lot, do not apply;

(I) Despite regulation 200.5.10.10(5), Table 200.5.10.1, Parking Space Rates and Parking Space Occupancy and regulation 200.15.10(1), a minimum of 54 parking spaces must be provided in accordance with the following:

(i) 46 parking spaces for residents, 1 of which must be an accessible parking space, and 16 of which may be tandem parking spaces, all located in an underground structure; and

(ii) 8 parking spaces for visitors, 1 of which must be an accessible parking space, all located in an underground structure; and

(J) Despite regulations 230.5.10.1(2) and (5), a required minimum of 56 bicycle parking spaces must be provided in accordance with the following:

(i) 44 "long-term" bicycle parking spaces, all located in an underground structure; and

(ii) 12 "short-term" bicycle parking spaces.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 244-2017 (OMB) ]

(43) Exception RM 43
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 2100-2122 Bridletowne Circle, if the requirements in Section 7 and Schedule A of By-law 254-2017 are complied with, none of regulations 5.10.40.70(1), 10.5.30.40(2), 10.5.40.10(4), 10.5.40.70(1), 10.5.80.10(2), 10.5.80.10(6), 10.5.80.30(1), 10.5.100.1(5), 200.15.1.5(1), 200.15.10(1)(B) and Clause 10.5.40.60 will prevent the erection of a building or structure in compliance with (B) to (O) below;

(B) Despite regulation 10.5.80.10(3) a parking space may be in a side yard;

(C) Despite regulation 200.5.10.1(1), the required minimum number of required parking spaces is:

(i) 60 for the 60 dwelling units; and

(ii) 6 for visitors to the dwelling units.

(D) Of the required parking spaces in (C) above, 1 must be an accessible parking space;

(E) Despite Regulation 10.5.50.10(4), a minimum of 14 percent of the lot must be used for landscaping;

(F) Despite Regulation 10.5.50.10(5), a required minimum 0.8 metre wide strip of landscaping is required along the full length of the west lot line;

(G) Despite Regulation 10.5.80.40(3), vehicle access to a parking space must be from Echo Point;

(H) Established grade is the Canadian Geodetic Datum elevation of 178.6 metres;

(i) Despite regulation 10.80.40.10(1), the permitted maximum height of a building or structure is the numerical value, in metres, following the letters HT on Diagram 4 of By-law 254-2017;

(J) The following elements of a building may exceed to a maximum building height referred to in (I) above:

(i) trellises, terraces, stairways and stair enclosures, chimneys, guard rails, pergolas, eaves, screens, roof drainage, architectural features, landscaping, skylights, vents, antennae, elevator machine rooms, and parapet walls;

(K) Despite regulations 10.80.40.70(1), 10.80.40.70(2) and 10.80.40.70(3), the required minimum building setbacks are as shown on Diagram 5 of By-law 254-2017;

(L) Despite regulation 230.5.1.10(6), "long-term" bicycle parking spaces may be located outside a building;

(M) Despite regulations 230.5.10.1(2) and 230.5.10.1(5)(B), only 30 long-term bicycle parking spaces are required to be provided;

(N) No portion of a building or structure erected or used above ground may encroach into a building setback shown on Diagram 5 of By-law 254-2017, except for:

(i) Decks, porches, terraces, balconies, decorative or screen walls, exterior steps or ramps, bay windows, box windows or other projecting windows, roof overhangs, eaves, or roofs of dormer windows, chimneys, pilasters, projecting columns, which may extend into the building setbacks; and

(O) None of the provisions of By-law 569-2013 will apply to prevent a temporary sales office use on the lands for the sale/lease of residential dwelling units for a period of three years from the date of the passing of By-law 254-2017.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 254-2017 ]

(44) Exception RM 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provision, prevailing by-laws and prevailing sections:

Site Specific Provisions:

(A) Despite the uses listed in Article 10.80.20, and the permitted building types in Article 10.80.20.40, the only permitted use and building type is townhouses;

(B) The maximum number of dwelling units permitted is 14;

(C) The maximum building height shall be 3 storeys and 10.8 metres to the top of the structural rooftop terrace and 14.0 metres to the top of the rooftop terrace access; [ By-law: 1266-2017 ]

(D) The permitted maximum gross floor area of all buildings is 2,650 square metres;

(E) The permitted maximum lot coverage is 57 percent of the lot area;

(F) The minimum building setbacks are as shown on Diagram 3 of By-law 829-2017;

(G) The minimum separation distance between buildings is as shown on Diagram 3 of By-law 829-2017;
(H) Notwithstanding Chapter 800 of Zoning By-law 569-2013, as amended, for the purposes of this By-law, established grade shall be 172.67 metres Canadian Geodetic Datum;

(I) Parking Requirements
The walls of the ancillary parking garage may encroach into the minimum yard setbacks.

   (i) Parking spaces must be provided at the following rates at the following rates:
   
   (a) Minimum of 1.0 parking space per dwelling unit; and
   
   (b) Minimum 0.2 parking spaces per dwelling unit for visitors;

(J) No portion of any building or structure to be erected or used above grade on the lot may extend beyond the lines delineated by the heavy lines on Diagram 3 (the heavy lines are the lot lines) attached to and forming part of this By-law, with the exception of the following:

   (i) window projections, cornices, eaves, vents, lighting fixtures, ornamental elements, window sills, stairs, stair enclosures, wheelchair ramps, awnings and canopies; all of which may project beyond the building envelope; [By-law: 1266-2017]

(K) Bicycle parking spaces must be provided at a rate of 0.75 for each dwelling unit;

(L) A minimum of 40 percent of the lot must be landscaping, of which 9 percent must be soft landscaping

(M) A temporary sales presentation centre may be permitted on the lot, and none of the other provisions of this By-law apply to such use;

(N) Despite any existing or future severance, partition, or division of the lot, the provisions of this by-law must apply to the whole of the lot as if no severance, partition or division occurred;

(O) Section 37 Provisions

   (i) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor;

   (ii) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same; and

   (iii) The owner shall not use, or permit the use of, a building or structure erected with an increase in density pursuant to this By-law unless all provisions of Schedule A are satisfied;

Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 829-2017]

(46) Exception RM 46
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands City of Toronto by-laws 78-2007 and 1018-2007.

(47) Exception RM 47
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If the requirements of Section 9 and Schedule A of By-law 1274-2017 are complied with, none of the provisions of: 5.10.40.70(2); 5.10.40.70(6); 5.10.40.80(1); 10.5.40.50(2); 10.5.50.10(3)(B); 10.5.80.40(3); 10.5.100.1(1)(B) and (C); 10.80.40.70(3)(B) apply to prevent the use or erection or use of a building, structure, addition or enlargement permitted by (B) to (K) below;

(B) A maximum of 46 semi-detached houses and 2 detached houses are permitted;
(C) Despite regulation 10.5.30.20(2), the minimum **front lot line** must be at least 2.6 metres for **lots** located within "Area A" shown on Diagram 1;

(D) Despite regulation 10.5.80.40(3) **vehicle** access to a **parking space** on a **corner lot** may be from the **street** on which the **lot** fronts;

(E) Despite regulation 10.5.100.1(1)(B) and (C) a **driveway** leading to a **semi-detached house** may have a maximum width of 3.5 metres;

(F) Despite regulation 10.5.100.1(1)(B) and (C) a **driveway** leading to **detached house** may have a maximum width of 6.0 metres;

(G) Despite 10.40.60.70(3)(B) the following **building setbacks** apply:

   (i) Minimum **side yard setback** is 0.55 metres;

   (ii) Minimum exterior **side yard setback** is 1.2 metres; and

   (iii) Minimum **building setback** from a daylight triangle is 1.2 metres;

(H) Despite regulations 10.5.50.10(1)(B) and (D) the **front yard** not covered by a permitted **driveway** must be **landscaped** and a minimum of 25 percent of the required **landscaping** must be **soft landscaping**;

(I) Despite regulation 10.80.40.20 the maximum building length is 19 metres;

(J) Despite regulation 10.80.40.30 the maximum building depth will not apply within Area A as illustrated on Diagram 1;

(K) Despite regulation 10.80.40.50 a balcony or platform that does not exceed an area of 4 square metres will be permitted above the ground floor;

(L) For the purpose of this exception **established grade** is the Canadian Geodetic Datum elevation of 125.88 metres;

(M) For the purpose of this exception, on a **corner lot**, daylight triangle shall mean the triangular space formed between the intersection point of the **front lot line** and the **side lot line** and two points along these lines measured 5 metres from the intersection point. Where the **lot** has a rounded corner, the point where the projection of the two lines intersect shall be the intersection point where the 5 metres is measured; and

(N) A sales office used to sell **dwelling units** in this development is permitted for a period of 3 years from the date of the passing of By-law 1274-2017.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

[ By-law: 1274-2017 ]

(48) **Exception RM 48**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

   (A) Former City of North York by-law 26840.

(49) **Exception RM 49**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

   (A) Former City of North York by-law 20746.

(50) **Exception RM 50**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

   (A) The minimum building setback from a front lot line is the greater of:

      (i) 22.0 metres from the centre line of the original road allowance of Midland Avenue; and

      (ii) 6 metres from the front lot line; and
(B) along the entire length of the southern side lot line a 1.5 metre wide buffer strip is to be used for landscaping purposes only; and

(C) the minimum building setback from a side lot line and rear lot line is a distance equal to one-half the height of the building. [amended by By-law 580-2017]

Prevailing By-laws and Prevailing Sections:(None Apply)
[ By-law: 0559-2014 (OMB PL130592) ]

(51) **Exception RM 51**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On 1648-1682 Victoria Park Avenue, if the requirements of Section 5 and Schedule A of By-law 316-2018 are complied with, none of the provisions of Regulations 10.5.40.70(1), 10.5.50.10(4), 10.5.50.10(5), 10.5.80.40(3), 10.5.100.1(4), 10.5.100.1(5), 10.5.100.1(8), 200.5.10.1(1), and Clause 200.15.1.5 apply to prevent the erection or use of a building or structure permitted in compliance with (B) to (Q) below;

(B) Despite Regulation 10.80.20.40(1), the only permitted residential building type is apartment building;

(C) Despite Regulations 10.80.40.10(1) and 10.80.40.10(3), the permitted maximum building height is 15.5 metres and 5 storeys;

(D) Despite Clause 10.80.30.40, the permitted maximum lot coverage is 51 percent;

(G) Despite Clause 10.80.40.70, the required minimum building setbacks are shown on Diagram 3 of By-law 316-2018;

(H) Despite Regulation 10.80.40.80(2), the required minimum separation distance between buildings is shown on Diagram 3 of By-law 316-2018;

(I) Despite Regulation 10.5.40.10(1), the heights of the buildings is the difference between the Canadian Geodetic Datum of 156.00 metres and the elevation of the highest point of the building;

(J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, the required minimum number of parking spaces is:

   (i) 0.9 parking space per 1 bedroom dwelling unit;

   (ii) 1.0 parking spaces per 2 bedroom dwelling unit;

   (iii) 1.2 parking spaces per 3 or more bedroom dwelling unit; and

   (iv) 0.2 parking spaces per dwelling unit for visitors;

(K) Despite Clause 10.5.40.60, and despite (G) and (H) above, no part of any building or structure erected or used above finished ground level shall be located otherwise than wholly within the area delineated by heavy lines on Diagram 3, with the exception of the following:

   (i) Vents, balconies, awnings, canopies, porches, pergolas, access stairs for parking garage, and wheelchair ramps may encroach into the minimum building setbacks and distance separation between buildings on the lot a maximum of 2.5 metres and pergolas may also project vertically above the finished ground level by no more than 2.75 metres;

   (ii) In a front yard, a platform with a floor no higher than the floor of the first storey of the building above established grade may encroach into the required front yard setback a maximum of 3 metres;

   (iii) In a rear yard, a platform with a floor no higher than the floor of the first storey of the building above established grade may encroach into the required rear yard setback a maximum of 3 metres, with the exception of a platform associated with the outdoor amenity space, which may encroach into the required rear yard setback to a maximum length of 7.880 metres measured with a line parallel to the south lot line, and a maximum length of 12.5 metres, measured with a line parallel to the west lot line;

   (iv) The parking garage and a platform, porch or deck above it may project vertically above established grade no higher than 1.6 metres and may encroach into the permitted minimum rear yard setback behind buildings "C" and "D" shown on Diagram 3 attached to By-law 316-2018 to a maximum length of 7.880 metres, measured with a line parallel to the south lot line, and a maximum of 23 metres, measured with a line parallel to the west lot line; and

   (v) Ornamental cladding may encroach into the minimum building setbacks and the distance separation between buildings on the lot to a maximum of 0.2 metres;
Despite Regulation 230.5.10.1(5), "long term" bicycle parking spaces must be provided at a rate of 0.9 for each dwelling unit;
(M) Despite Regulation 230.5.10.1(5), "short term" bicycle parking spaces must be provided at a rate of 0.1 per dwelling unit;
(N) Despite Regulation 10.5.50.10 (4), a minimum of 2,750 square metres of the lot must be used for landscaping, of which at least 1,250 square metres must be soft landscaping;
(O) A minimum of 300 square metres of indoor amenity space must be provided;
(P) A minimum of 780 square metres of outdoor amenity space must be provided; and
(Q) A temporary sales presentation centre is permitted in a building on these lands for the purpose of marketing and sale of the dwelling units permitted on these lands, and no other provisions of this By-law apply to prevent the temporary sales presentation centre.

Prevailing By-laws and Prevailing Sections: (None Apply)

(52) Exception RM 52
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 27268.

(53) Exception RM 53
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 31289.

(54) Exception RM 54
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 685-2005; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(55) Exception RM 55
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 28860; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(56) Exception RM 56
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 113-1999; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(57) **Exception RM 57**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 301-2000; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(58) **Exception RM 58**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 20856; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(59) **Exception RM 59**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 1394 Wilson Avenue, Section 64.17(6) of the City of North York zoning by-law 7625.

(60) **Exception RM 60**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-laws 23193 and 27826.

(61) **Exception RM 61**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 4701 Bathurst St., Section 64.19(12) of the City of North York zoning by-law 7625.

(62) **Exception RM 62**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On the lands municipally known as 71 and 75 Curlew Drive in 2018, if the requirements in Section 5 and Schedule A of By-law 614-2018 are complied with, none of the provisions of 10.80.40.10(1) and 10.80.40.40(1) apply to prevent the erection or use of a building, structure, addition or enlargement permitted in compliance with (B) to (DD) below;
(B) Despite regulation 10.80.30.20(1) the required minimum **lot frontage** is 135 metres;
(C) The permitted maximum number of **dwelling units** is 222;

(D) Despite regulation 10.80.40.40 (1), the permitted maximum **gross floor area** is 19,600 square metres;

(E) Despite regulation 10.5.40.10 (1) the height of a **building** or **structure** on the lands is measured as the vertical distance between the Canadian Geodetic Datum elevation of 155.90 metres and the highest point of the **building** or **structure**;

(F) Despite 10.80.40.10 (1) the permitted maximum height for a **building** or **structure** is the numerical value, in metres, following the letters HT as shown on Diagram 3, attached to By-law 614-2018;

(G) Despite (F) above and regulation 10.5.40.10 (4), privacy screens, utility enclosures, and parapets on the roof of a **building** may exceed the permitted maximum height as shown on Diagram 3, attached to By-law 614-2018 to a maximum of 1.5 metres;

(H) Despite (F) above, external elevating devices, external stairs and associated enclosures, all located at the finished ground level, guardrails, balustrades, and railings leading to an underground **parking garage** which are permitted to encroach into the required **building setbacks** and separation distances may have a height no greater than 5.0 metres;

(I) Despite Clause 10.80.40.70, the required minimum **building setbacks** for all **buildings** and **structures** are as shown on Diagram 3, attached to By-law 614-2018;

(J) Despite (I) above and regulation 5.10.40.70 (2), no minimum **front yard setback side yard setback**, or **rear yard setback** is required for any part of an underground **parking garage**;

(K) Despite Clause 10.80.40.80, the required minimum above-ground separation distance between the **main walls** of **buildings** is as shown on Diagram 3, attached to By-law 614-2018;

(L) Despite (I) and (K) above, and despite regulation 10.5.40.50(2), and Clause 10.5.40.60, the following may encroach into the required minimum **front yard setback**, minimum **side yard setback** or separation distances shown on Diagram 3 of By-law 614-2018 as follows:

(i) decks, porches, platforms, and privacy screens to a maximum of 1.5 metres;

(ii) awnings and canopies to a maximum of 1.5 metres;

(iii) architectural features, masonry features and eaves to a maximum of 0.9 metres;

(iv) balconies to a maximum of 1.5 metres;

(v) window projections and bay windows to a maximum of 0.6 metres;

(vi) vents and pipes to a maximum of 0.6 metres; and

(vii) ornamental non-structural window frames to a maximum of 1.1 metres;

(M) Despite (I) and (K) above, and despite regulation 10.5.40.50(2), and Clause 10.5.40.60, the following may encroach into the required minimum **side yard setback** or separation distances shown on Diagram 3 of By-law 614-2018 as follows:

(i) exterior stairs, pedestrian access ramp and elevating device up to a maximum of 1.5 metres;

(N) Despite (I) above and despite regulation 10.5.40.50(2), and Clause 10.5.40.60, the following may encroach into the required minimum **rear yard setbacks** as shown on Diagram 3 of By-law 614-2018 as follows:

(i) non-structural awnings and canopies to a maximum of 1.5 metres;

(ii) exterior stairs and pedestrian access ramps providing access to the below grade level up to a maximum of 1.5 metres;

(iii) non-structural architectural features, masonry features and eaves to a maximum of 0.9 metres;

(iv) vents and pipes to a maximum of 0.6 metres;

(v) non-structural railings to a maximum of 0.5 metres; and

(vi) non-structural ornamental window frames to a maximum of 1.1 metres;

(O) Despite regulation 10.5.50.10 (4) and (6), the minimum required **landscaping** on the lot is 5,800 square metres; and a minimum of 2,300 square metres of the required **landscaping** must be **soft landscaping**;

(P) Despite regulations 10.5.60.20(2) and (3), the required minimum **building setbacks** and separation distances for **ancillary buildings** or **structures** are as shown on Diagram 3, attached to By-law 614-2018;

(Q) Despite regulation 10.5.60.40(1), the height of an **ancillary building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 155.90 metres and the highest point of the **ancillary building** or **structure**;

(R) Despite regulation 10.5.60.40(2) the permitted maximum height for an **ancillary building** or **structure** is the numerical value, in metres, following the letters HT as shown on Diagram 3 attached to By-law 614-2018;
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(S) Regulation 10.5.60.50(2), with respect to the maximum gross floor area of ancillary buildings or structures does not apply;
(T) Despite (P), (Q), and (R) above and regulation 10.5.150.1 (1), ancillary buildings or structures for the purposes of waste bin collection and storage are permitted;
(U) Despite regulation 10.5.60.60(1), eaves of a roof of an ancillary building may encroach into the required minimum building setback a maximum of 0.3 metres;
(V) Despite regulation 10.5.100.1(4), a driveway may have a maximum total width of 7.0 metres;
(W) Regulations 10.5.100.1 (5), (7) and (8), with respect to driveway access do not apply;
(X) A minimum of 600 square metres of outdoor amenity space is required;
(Y) A minimum of 111.5 square metres of indoor amenity space is required;
(Z) Despite Table 200.5.10.1, the required minimum number of parking spaces is:
   (i) 200 parking spaces for the residents of the dwelling units; and
   (ii) 33 parking spaces for visitors of the dwelling units;
(AA) Regulations 200.15.1(4), 200.15.1.5 (1), and 200.15.15.4 (2), with respect to location of accessible parking spaces do not apply;
(BB) Regulation 230.5.10.1(2) respecting short term bicycle parking rates does not apply;
(CC) Regulation 230.10.1.20 (2) with respect to location of "short-term" bicycle parking spaces does not apply; and
(DD) A temporary sales office is permitted in a building on these lands for a period of 3 years beginning from the date of the passing of By-law 614-2018 for the purposes of marketing and sale of the dwelling units permitted on these lands, and no other provision of this By-law applies to prevent a temporary sales office.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 614-2018 ]

(63) Exception RM 63
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
   (A) In addition to the uses permitted in the zone, the following uses are also permitted:
      (i) an office if it is used for the following: fashion design, interior decoration design, graphic art design, industrial design, and architectural or landscape design;
      (ii) an artist studio; and
      (iii) an art gallery or a retail store if it is associated with a use permitted in (i) or (ii) above and located on the same lot;
   (B) Despite regulations 150.5.20.1(1)(A) and 150.5.20.1(3), a home occupation which is one of the uses in (A) above, may sell, rent or lease physical goods directly from the dwelling unit;
   (C) The minimum lot frontage is 8.0 metres for a detached house;

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1194-2018 ]

(64) Exception RM 64
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 30816.

(65) Exception RM 65
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 31674.

(66) Exception RM 66
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 9 Greenbriar Rd., Section 64.20-A(81) of the City of North York zoning by-law 7625.

(67) Exception RM 67
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 22 Privet Rd., Section 64.17(13) of the City of North York zoning by-law 7625; and
(B) On 28 and 30 Privet Rd., Section 64.17(44) of the City of North York zoning by-law 7625.

(68) Exception RM 68
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite Regulation 10.80.30.10(1), the permitted lot area is 1295.5 square metres;
(B) Despite Regulation 10.80.30.20(1), the permitted lot frontage is 51.85 metres;
(C) Despite Regulation 10.5.40.10(1), the height of the building is the distance between the Canadian Geodetic Datum elevation of 172.3 metres and the elevation of the highest point of the building;
(D) Despite Regulations 10.80.40.10(1) and (3), the permitted maximum height of the building is 11.5 metres and 4 storeys;
(E) Despite Regulations 10.5.40.10(3) and (4), the following may project above the permitted maximum height as follows:
   (i) mechanical penthouses, parapets, and rooftop terrace access and dividers may project above the permitted maximum height by 2.5 metres;
(F) Despite Regulation 10.80.40.40(1), the permitted maximum gross floor area of all buildings and structures is 2470.0 square metres;
(G) The permitted maximum number of dwelling units is 24;
(H) Despite Regulation 10.5.40.70(1) and Clause 10.80.40.70, the required minimum building setbacks are shown on Diagram 4 attached to By-law 1298-2018;
(i) Despite Clause 10.5.40.60, the following may encroach into the required minimum building setbacks shown on Diagram 4 attached to By-law 1298-2018 as follows:
   (i) cornices, awnings, vents, lighting fixtures, ornamental elements, window sills, wheelchair ramps, awnings, canopies, porches and decks a maximum of 0.3 metres;
(J) Despite Regulation 10.80.40.80(1), the minimum separation distance between buildings is 11.0 metres;
(K) Despite Regulation 10.5.50.10 (4), a minimum of 139.0 square metres of landscaping will be provided on the lot, of which a minimum of 50 percent of the lot must be soft landscaping;
(L) Despite Regulation 10.5.50.10 (5), a minimum of 1.2 metres wide strip of soft landscaping must be provided along any part of a lot line abutting another lot in the Residential Zone Category;
(M) Despite Regulation 200.5.10.1(1), 21 parking spaces and 3 visitor parking spaces must be provided; and
(N) Despite Regulation 230.5.10.1(5), a minimum of 17 "long-term" and 2 "short-term" bicycle parking spaces must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1298-2018 ]
(69) **Exception RM 69**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)
**Prevailing By-laws and Prevailing Sections:**
(A) Section 64.20(7) of the City of North York zoning by-law 7625.

(70) **Exception RM 70**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) A **detached house** is permitted, if:
   (i) the minimum **lot area** is 550 square metres;
   (ii) the minimum **lot frontage** is 15.0 metres; and
   (iii) the minimum **side yard setback** is 1.8 metres.

**Prevailing By-laws and Prevailing Sections:**
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(71) **Exception RM 71**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)
**Prevailing By-laws and Prevailing Sections:**
(A) City of Toronto by-law 624-2006.

(72) **Exception RM 72**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)
**Prevailing By-laws and Prevailing Sections:**
(A) On these lands former City of North York by-laws 12073 and 12130; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(73) **Exception RM 73**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)
**Prevailing By-laws and Prevailing Sections:**
(A) On 4711-4719 Bathurst St., Section 64.19(13) of the City of North York zoning by-law 7625.

(75) **Exception RM 75**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) On 3453 Victoria Park Avenue and 50-68 Morcambe Gate, if the requirements of Section 6 and Schedule A of By-law 108-2020 are complied with, a **building or structure** may be erected or used in compliance with (B) to (Q) below;
(B) Despite Regulations 10.5.40.50(2) and 10.5.40.60(1), a platform without **main walls**, such as a deck, porch, balcony or similar **structure**, attached to or less than 0.3 metres from a **building**, is permitted to encroach into the **required building setbacks** a maximum of 2.6 metres;

(C) Despite Regulations 10.5.40.60(2), 10.5.40.60(3), 10.5.40.60(5), and 10.5.40.60(6), window projections, architectural features, canopies and exterior stairs are permitted to encroach into the **required building setbacks** a maximum of 2.6 metres;

(D) Despite Regulation 10.80.30.10(1), the required minimum **lot area** is 7,758 square metres;

(E) Despite Clause 10.80.30.20, the required minimum **lot frontage** is 62 metres;

(F) Despite Regulation 10.80.30.40(1)(B), the permitted maximum **lot coverage** is 47 percent;

(G) Despite Regulation 10.80.40.1(2), the permitted maximum number of **dwelling units** on the **lot** is 142;

(H) Despite Regulation 10.80.40.10(1)(B), the permitted maximum height for a **building** or **structure** is 19 metres;

(I) Despite Regulation 10.80.40.10(3), the permitted maximum number of **storeys** in a **building** on a **lot** is 4;

(J) Despite Regulation 10.80.40.40(1), the permitted maximum **floor space index** is 1.83;

(K) Despite Regulation 10.5.40.70(1) and Clause 10.80.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law 108-2020;

(L) Regulation 10.80.40.80(1) does not apply;

(M) Despite Regulation 10.80.40.80(2), the required minimum above-ground separation distances between the **main walls** of **residential buildings** is shown on Diagram 3 to By-law 108-2020;

(N) The following minimum amenity space requirements apply:

   (i) a minimum of 280 square metres of indoor **amenity space** is required; and

   (ii) a minimum of 430 square metres of outdoor **amenity space** is required;

(O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, off **street parking spaces** must be provided at the following minimum rates:

   (i) **0.9 parking spaces** for each one bedroom **dwelling unit** for residents;

   (ii) **1.0 parking space** for each two bedroom **dwelling unit** for residents;

   (iii) **1.2 parking spaces** for each three or more bedroom **dwelling unit** for residents; and

   (iv) **0.2 parking spaces** for each **dwelling unit** for visitors;

(P) Despite Regulation 230.5.10.1(5), a minimum of 128 **bicycle parking spaces** is required, of which:

   (i) **98 bicycle parking spaces** must be "long-term" **bicycle parking spaces**; and

   (ii) **30 bicycle parking spaces** must be "short-term" **bicycle parking spaces**; and

(Q) Despite Regulation 220.5.10.1(2), one Type "G" **loading space** must be provided.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 10.80.30.10(1)(C), the required minimum lot area is 4,500 square metres;
(B) Despite regulation 10.80.30.20(B), the required minimum lot frontage is 45.0 metres;
(C) Despite regulation 10.80.30.40(1)(A), the permitted maximum lot coverage is 33 percent;
(D) The maximum permitted number of dwelling units is 26;
(E) Despite regulation 10.80.40.40, the permitted maximum gross floor area of all buildings is 4,650 square metres;
(F) Despite regulation 10.5.40.10(1), the height of a building is the distance between the Canadian Geodetic Datum elevation of 185.15 metres and the highest point of a building;
(G) Despite regulation 10.80.40.10(1), the permitted maximum height is shown in metres by the numbers following the symbol "HT" as shown on Diagram 3 attached to By-law 260-2020(LPAT);
(H) Despite regulations 10.5.40.10(2), (3) and (4) the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 260-2020(LPAT):
   (i) a parapet wall, fence, safety railing, mechanical equipment, mechanical penthouse, stair, roof terrace access, terrace, trellis or privacy screen a maximum of 4.0 metres;
(I) Despite Clause 10.80.40.70 and regulation 10.5.40.70(1), the required minimum building setbacks are as shown on Diagram 3 attached to By-law 260-2020(LPAT);
(J) Despite Clause 10.5.40.60 the following may encroach into the required minimum building setbacks as shown on Diagram 3 attached to By-law 260-2020(LPAT):
   (i) architectural finishes, awnings, balconies, canopies, cornices, eaves, eaves troughs, fire shutter, garbage enclosure systems, gates, guards, intake and exhaust grills, lighting fixtures, porches, railings, rain water leaders and downspouts, ramps, retaining walls, stairs and stairwells, window sills and wells a maximum of 2.0 metres.
(K) Despite regulation 10.5.50.10(1) on a lot with a townhouse, a minimum of 68 percent of the required front yard landscaping must be soft landscaping;
(L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided and maintained below ground as follows:
   (i) A minimum of 35 parking spaces must be provided for the residents of the dwelling units; and
   (ii) A minimum of 6 parking spaces must be provided for the visitors of the dwelling units.
(M) Despite 200.15.10, the required minimum number of accessible parking spaces is 1.
(N) Despite regulation 230.5.10.1(5), bicycle parking spaces must be provided and maintained on the lot in accordance with the following:
   (i) A minimum of 24 long-term bicycle parking spaces; and
   (ii) A minimum of 3 short-term bicycle parking spaces.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625. [ By-law: 260-2020(LPAT) ]

(81) Exception RM 81
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 221 O'Connor Dr., Section 7.5.4.33, of the former Borough of East York zoning by-law 6752.

(82) Exception RM 82
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 681-1999; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(83) Exception RM 83
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 30231.

(84) Exception RM 84
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(85) Exception RM 85
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 928 Millwood Rd., Section 6.7.5.3, of the former Town of Leaside zoning by-law 1916.

(86) Exception RM 86
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 325, 1327, 1335, 1345, 1347, 1351, 1353 and 1365 Bayview Ave., 2 and 4 Sutherland Dr., 2, 3, 4 and 5 Airdrie Rd. and Lot 79, Registered Plan 2122 (Kelvingrove Apartments), Section 6.6.4.1, of the former Town of Leaside zoning by-law 1916.

(87) Exception RM 87
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 1102 Broadview Ave., Section 7.3.4.1, of the former Borough of East York zoning by-law 6752.

(88) Exception RM 88
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 69-75 Chapman Ave., Section 7.5.4.3, of the former Borough of East York zoning by-law 6752.

(89) Exception RM 89
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) On 200 Dawes Rd., Section 7.5.4.4, of the former Borough of East York zoning by-law 6752.

(90) Exception RM 90
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) On 45-51 Chapman Ave., Section 7.5.4.5, of the former Borough of East York zoning by-law 6752.

(91) Exception RM 91
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) On 43 Chapman Ave., Section 7.5.4.6, of the former Borough of East York zoning by-law 6752.

(92) Exception RM 92
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) In addition to the building types permitted in 10.80.20.40 (1), a townhouse is a permitted building type subject to compliance with the applicable provisions of Section 10.60.

Prevailing By-laws and Prevailing Sections:
  (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(93) Exception RM 93
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 21552; and
  (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(94) Exception RM 94
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) On 152 and 154 Floyd Ave., Section 7.5.4.23, of the former Borough of East York zoning by-law 6752.

(96) Exception RM 96
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 50 Underhill Dr., Section 64.19(6) of the City of North York zoning by-law 7625.

(97) Exception RM 97
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 33 George Webster Rd., Section 7.6.4.1, of the former Borough of East York zoning by-law 6752.

(98) Exception RM 98
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 29 George Webster Rd., Section 7.6.4.2, of the former Borough of East York zoning by-law 6752.

(99) Exception RM 99
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Section:
   (A) On 31 George Webster Rd., Section 7.6.4.3, of the former Borough of East York zoning by-law 6752.

(100) Exception RM 100
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The maximum lot coverage is 40% for an apartment building;
   (B) The maximum height is 3 storeys for an apartment building;
   (C) The minimum front yard setback is 7.0 metres for an apartment building;
   (D) The minimum rear yard setback is 12.0 metres for an apartment building;
   (E) The minimum side yard setback is 3.0 metres for an apartment building; and
   (F) The minimum on-site parking rate is 1.25 parking spaces per dwelling unit for an apartment building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(101) Exception RM 101
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 31616; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(103) Exception RM 103
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:
(A) On 2953 Bathurst St., Section 64.19(2) of the City of North York zoning by-law 7625; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(104) Exception RM 104
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Section:
(A) Section 64.19(1) of the City of North York zoning by-law 7625; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(105) Exception RM 105
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 28554.

(106) Exception RM 106
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Section:
(A) On 1945 Lawrence Ave. W., Section 16(419) of the former City of York zoning by-law 1-83.

(107) Exception RM 107
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 22713.

(108) Exception RM 108
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 25208.

(110) Exception RM 110
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) A maximum of 4 dwelling units are permitted, subject to the following:

(i) the minimum lot area is 470 square metres;
(ii) the minimum lot frontage is 18 metres;
(iii) the maximum height of the building is 7.5 metres;
(iv) the maximum floor space index is 1.0;
(v) the minimum front yard setback is 2.7 metres;
(vi) the minimum rear yard setback is 1.0 metres;
(vii) the minimum side yard setbacks are 2.4 metres on the east side and 0.0 metres on the west side;
(viii) the minimum area used for landscaping which included ground and roof decks is 140 square metres; and
(ix) the minimum height of privacy fencing enclosing ground and roof decks is 1.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(111) Exception RM 111
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31540.

(112) Exception RM 112
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.18(10) of the City of North York zoning by-law 7625.

(113) Exception RM 113
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) A balcony, enclosed porch and associated roof overhang may encroach into a required yard a maximum of 2.0 metres;
(C) The minimum building setback from all other lot lines except that do not abut Highway 401 is 6.8 metres;
(D) The maximum height is the lesser of 3 storeys and 11.0 metres;
(E) Parking spaces must be provided at a minimum rate of 1.3 parking spaces per dwelling unit:

(i) a minimum of 1.0 parking space per dwelling unit must be located within a building; and
(ii) a minimum of 0.3 spaces per dwelling unit must be for visitors; and

(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(114) Exception RM 114
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Meadowvale Rd.; and
   (ii) 3.0 metres in all other cases;
(B) The minimum building setback from a lot line that abuts a street for underground structures is 1.0 metre;
(C) The minimum building setback from the north lot line that does not abut a street is 4.1 metres;
(D) The maximum height is 13.0 metres;
(E) Parking spaces must be provided at a minimum rate of 1.6 parking spaces per dwelling unit, and of those parking spaces:
   (i) a minimum of 1.4 parking spaces per dwelling unit is for use by the resident; and
   (ii) a minimum of 0.2 parking spaces per dwelling unit is for visitors parking;
(F) Parking spaces are permitted to be located in a street yard; and
(G) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(115) Exception RM 115
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from the north lot line that does not abut a street is 4.1 metres;
(C) The maximum height is 13.0 metres;
(D) Parking spaces must be provided at a minimum rate of 1.6 parking spaces per dwelling unit, and of those parking spaces:
   (i) a minimum of 1.4 parking spaces per dwelling unit is for use by the resident; and
   (ii) a minimum of 0.2 parking spaces per dwelling unit is for visitors parking; and
   (iii) one required parking space may be provided on Block 2, R.P 66M-2308; and
(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(116) Exception RM 116
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On these lands former City of North York by-laws 25575 and 25734.

(117) Exception RM 117
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 64.20(10) of the City of North York zoning by-law 7625.

(118) Exception RM 118
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is:
   (i) 8.0 metres for a detached house; and
   (ii) 12.0 metres for a semi-detached house or duplex; and

(A) On 24 Pinehill Cres., Section 16(51) of the former City of York zoning by-law 1-83.
(B) The maximum floor space index is 0.8.

Prevailing By-laws and Prevailing Section:

(119) Exception RM 119
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is:
   (i) 8.0 metres for a detached house; and
   (ii) 12.0 metres for semi-detached house or duplex; and

(A) On 1202 Jane St., Section 16(382) of the former City of York zoning by-law 1-83.
(B) The maximum floor space index is 0.8.

Prevailing By-laws and Prevailing Section:

(120) Exception RM 120
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Birchmount Rd. is 9.0 metres;
(B) The minimum building setback from a side lot line is:
   (i) 5.7 metres if the side lot line abuts a street; and
   (ii) a distance equal to half the height of the building in all other cases;
(C) The maximum lot coverage is 25%;
(D) A maximum of 50% of the interior floor area of the first floor must be used for dwelling units; and
(E) A minimum 1.5 metre wide landscaped buffer strip must be provided along any lot line abutting a lot in a resident zone category.

Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception RM 121
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from lot line that abuts the street is:
   (i) 27.0 metres if the lot line abuts Kennedy Rd.; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from a side lot line is 4.5 metres;
(C) A required parking space must be located in the residential building; and
(D) A below grade parking structure a structure is permitted to encroach into a required yard setback that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance from the surface of the lowest floor used for parking to finished grade.
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(123) Exception RM 123
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot area is 275 square metres for a detached house; and
(B) The minimum lot frontage is 9.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections: (None Apply)

(124) Exception RM 124
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands may be used for a detached house provided the minimum side yard setback on the east side of the lands is 1.2 metres; and
(B) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections: (None Apply)

(125) Exception RM 125
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:
(A) On 23 Pendeen Avenue, Section 16(93) of the former City of York zoning by-law 1-83.

(126) Exception RM 126
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(14) of the former City of York zoning by-law 1-83.

(127) Exception RM 127
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:
(A) On 273 Scarlett Rd., Section 16(147) of the former City of York zoning by-law 1-83.

(128) Exception RM 128
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

**Prevailing By-laws and Prevailing Section:**

(A) On 708-710 Jane St., Section 16(213) of the former City of York zoning by-law 1-83.

(129) **Exception RM 129**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The only permitted use of the lands is **driveways** and **parking spaces** in relation to the use at 702 Jane St.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(130) **Exception RM 130**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The ground floor and **basement** of the **building** on the lands may be used as a **retail store**; and

(B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(131) **Exception RM 131**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) One extension of the existing **building** on the lands is permitted;

(B) The minimum **lot area** is 275 square metres for a **detached house**; and

(C) The minimum **lot frontage** is 9.0 metres for a **detached house**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(132) **Exception RM 132**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The lands subject to this exception must be used only for a yard of a **residential building**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(133) **Exception RM 133**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot area** is 275 square metres for a **detached house**; and

(B) The minimum **lot frontage** is 9.0 metres for a **detached house**.

**Prevailing By-laws and Prevailing Sections:**

(A) Section 16(81) of the former City of York zoning by-law 1-83.

(134) **Exception RM 134**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands subject to this exception must be used only for a yard of a residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(135) Exception RM 135
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:
(A) On 518 and 520 Riverside Dr., Section 16(242) of the former City of York zoning by-law 1-83.

(136) Exception RM 136
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:
(A) On 1311 Weston Rd., Section 16(214) of the former City of York zoning by-law 1-83.

(137) Exception RM 137
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Section:
(A) On 1230 and 1234 Weston Rd., Section 16(288) of the former City of York zoning by-law 1-83.

(138) Exception RM 138
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Section:
(A) On 66 Trethewey Dr., Section 16(420) of the former City of York zoning by-law 1-83.

(139) Exception RM 139
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Section:
(A) On 89 Brownville Ave., Section 16(241) of the former City of York zoning by-law 1-83.
(140) **Exception RM 140**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) Section 16(235) of the former City of York zoning by-law 1-83.

(141) **Exception RM 141**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 52 Cliff St., Section 16(363) of the former City of York zoning by-law 1-83.

(142) **Exception RM 142**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **duplex** on the lands must have a minimum **side yard setback** on the north-east **lot line** of 3.0 metres; and

(B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(143) **Exception RM 143**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **side yard setback** of the south **lot line** of the land may be 0.50 metres; and

(B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(144) **Exception RM 144**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 80 and 82 Gray Ave., Section 16(228) of the former City of York zoning by-law 1-83.

(145) **Exception RM 145**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands may be used for **3 detached houses**. For each **lot**: 

1115
(i) the minimum **lot frontage** is 7.6 metres;
(ii) the minimum **lot area** is 230 square metres;
(iii) the minimum **front yard setback** is 6.1 metres;
(iv) the minimum **rear yard setback** is 10.0 metres;
(v) the minimum **side yard setback** is 0.91 metres;
(vi) the maximum floor space index is 0.6; and
(vii) the maximum **building** height is 2 **storeys**;

(B) The minimum **lot frontage** is 12.0 metres for a **semi-detached house** or **duplex**;
(C) The maximum number of **dwelling units** permitted on a **lot** is 2; and
(D) The maximum floor space index is 0.8 for a **semi-detached house** or **duplex**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(146) **Exception RM 146**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands may be used for a **Vehicle Fuel Station** and a **Vehicle Service Shop**. Overnight parking or storage of trucks or tractor trailers is not permitted; and
(B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(147) **Exception RM 147**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **place of worship** on the lands may be enlarged if the minimum **side yard setback** on the east side of the lands is 3 metres and the **rear yard setback** existing on May 2, 1960 is maintained; and
(B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(148) **Exception RM 148**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

(A) On 2352 St. Clair Ave. W., Section 16(302) of the former City of York zoning by-law 1-83.

(149) **Exception RM 149**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

(A) On 2490 St. Clair Ave. W., Section 16(340) of the former City of York zoning by-law 1-83.

(150) **Exception RM 150**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The lands may be used for a maximum of two dwelling units and one retail store; and
(B) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections: (None Apply)

(151) Exception RM 151
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands subject to this exception may be used for the parking and the storage of vehicles.

Prevailing By-laws and Prevailing Sections: (None Apply)

(153) Exception RM 153
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Section:
(A) Section 16(133) of the former City of York zoning by-law 1-83.

(154) Exception RM 154
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(45) of the former City of York zoning by-law 1-83.

(155) Exception RM 155
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 18688.

(156) Exception RM 156
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(23) of the former City of York zoning by-law 1-83.

(157) Exception RM 157
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:
(A) On 40 Croham Rd., Section 16(96) of the former City of York zoning by-law 1-83.

(158) **Exception RM 158**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(97) of the former City of York zoning by-law 1-83

(159) **Exception RM 159**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of 6 **detached houses** is permitted;
(B) The minimum **lot frontage** is 7.5 metres for a **detached house**;
(C) The minimum **front yard setback** is 7.5 metres for a **detached house**; and
(D) The minimum **side yard setback** is 0.75 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(160) **Exception RM 160**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(62) of the former City of York zoning by-law 1-83.

(161) **Exception RM 161**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:
(A) Section 16(145) of the former City of York zoning by-law 1-83.

(162) **Exception RM 162**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:
(A) On 220 Bowie Avenue, Section 16(381) of the former City of York zoning by-law 1-83.
Exception RM 163
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:
(A) On 216 Schell Rd., Section 16(231) of the former City of York zoning by-law 1-83.

Exception RM 165
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
(C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
(D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RM 166
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of 41 **detached houses** is permitted;
(B) The minimum **lot area** is 240 square metres for a **detached house**;
(C) The minimum **lot frontage** is 8.0 metres for a **detached house**;
(D) The maximum **lot coverage** is 50% for a **detached house**;
(E) The maximum **building height** is 11.0 metres for a **detached house**;
(F) The maximum floor space index is 0.80 for a **detached house**;
(G) The minimum **front yard setback** is 4.5 metres, except for a garage door the setback is 6.0 metres, for a **detached house**;
(H) The minimum **rear yard setback** is 6.0 metres for a **detached house**;
(I) The minimum **side yard setback** is 0.3 metres on one side and 1.2 metres on the other side for a **detached house**; and
(J) The minimum **soft landscaping** on a **lot** is 40% for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RM 167
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum height of any **building** is 16 metres with no more than 5 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RM 168
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres;
(C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(D) A maximum of 50% of the **interior floor area** of the **first floor** must be used for **dwelling units**; and
(E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(169) **Exception RM 169**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
(C) The minimum **building setback** from a **side lot line** that does not abut a **street** is 6.4 metres;
(D) The minimum **building setback** from a **rear lot line** is 1.5 metres; and
(E) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(170) **Exception RM 170**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
(C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(D) A maximum of 50% of the **interior floor area** of the **first floor** must be used for **dwelling units**; and
(E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(171) **Exception RM 171**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
(C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(D) A maximum of 50% of the **interior floor area** of the **first floor** must be used for **dwelling units**; and
(E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(172) **Exception RM 172**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts the **street** is 6.0 metres;
(B) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building;
(C) The maximum lot coverage is 33%; and
(D) A nursing home is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(173) Exception RM 173
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum number of dwelling units permitted is:
   
   (i) two dwelling units, which may include a duplex, on a lot with a minimum 15.0 metres frontage on a street and a minimum lot area of 510 square metres; or, one dwelling unit on a lot with a minimum 7.5 metre frontage on a street and a minimum lot area of 255 square metres;
   
   (ii) four dwelling units, which include a fourplex, on a lot with a minimum 21.0 metre frontage on a street and a minimum lot area of 780 square metres; or, one dwelling unit on a lot with a minimum 5.25 metre frontage on a street and a minimum area of 195 square metres; and
   
   (iii) for all other dwelling unit types, 1 dwelling unit per 199 square metres of lot area;

(B) The minimum building setback from a lot line that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the street;

(C) The minimum building setback from a lot line that abuts the street is 6.0 metres;

(D) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building; and

(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(174) Exception RM 174
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts the street is 9.0 metres;

(B) The minimum building setback from a lot line that abuts a lot line in the RD zone is 12.0 metres;

(C) The minimum building setback from a lot line that does not abut a street is 10.5 metres;

(D) The maximum lot coverage is 30%);

(E) A minimum of 50% of the lot must be used for no other purpose than landscaping;

(F) A garbage storage building may be located between a lot line abutting a street and the residential buildings if it is set back from a lot line that abuts a street a minimum 1.5 metres;

(G) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit:
   
   (i) a minimum of 1.0 enclosed parking space must be provided per dwelling unit; and
   
   (ii) a minimum of 0.2 parking space must be surface spaces for visitors;

(H) The minimum dimensions for an enclosed parking space is 2.7 metres by 5.7 metres; and

(I) The lands located between Thrust Court and the side lot lines of 796 and 802 Midland Ave. must be used for soft landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(175) Exception RM 175
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:
(A) On 965 Jane St., Section 16(289) of the former City of York zoning by-law 1-83.

176) **Exception RM 176**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(75) of the former City of York zoning by-law 1-83.

177) **Exception RM 177**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(34) of the former City of York zoning by-law 1-83.

178) **Exception RM 178**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:
(A) On 160, 162, 164, 166 and 168 Marlee Avenue and 398 Ridelle Ave., Section 16(170) of the former City of York zoning by-law 1-83.

179) **Exception RM 179**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 12.0 metres for a **semi-detached house** or **duplex**.

Prevailing By-laws and Prevailing Section:
(A) 406 and 406A Hopewell Ave., Section 16(318) of the former City of York zoning by-law 1-83.

180) **Exception RM 180**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(64) of the former City of York zoning by-law 1-83.

182) **Exception RM 182**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Warden Ave. is 8.9 metres;
(B) The minimum building setback from a side lot line is half the height of the building;
(C) The minimum building setback from a side lot line for a garages is 0.45 metres;
(D) The maximum lot coverage is 33%; and
(E) The portion of building with a parking space may be located in a side yard if it is at least 0.45 metres from the side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(183) Exception RM 183
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Only dwelling units in a fourplex are permitted;
(B) The minimum building setback from a lot line that abuts Pharmacy Ave. is 22.0 metres, measured from the original centreline of the street;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The maximum building height is 9.0 metres;
(E) Parking spaces must be provided at the minimum rate of 1.6 parking spaces per dwelling unit;
(F) Visitor parking spaces must be provided at a minimum rate of 0.3 parking spaces per dwelling unit; and
(G) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(184) Exception RM 184
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house; and
(B) One addition of a maximum of 33 square metres is allowed to the existing detached house, if the minimum west side yard setback is 0.26 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(185) Exception RM 185
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:

(A) On 1751 and 1753 Keele St., Section 16(404) of the former City of York zoning by-law 1-83.

(186) Exception RM 186
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.
Prevailing By-laws and Prevailing Sections:
(A) Section 16(172) of the former City of York zoning by-law 1-83.

(187) Exception RM 187
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) On 537 Silverthorn Ave., Section 16(312) of the former City of York zoning by-law 1-83.

(188) Exception RM 188
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
(B) The private garage located on the north side of the **residential building** on the lot may not project more than 1.7 metres from the **main wall** of the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(189) Exception RM 189
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
(B) The walls of the private garages on the lands must be a minimum of 3.0 metres from the **street** line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(190) Exception RM 190
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(163) of the former City of York zoning by-law 1-83.

(191) Exception RM 191
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
(B) One addition of a maximum of 28 square metres to the rear of the existing dwelling is allowed.

Prevailing By-laws and Prevailing Sections: (None Apply)

(192) Exception RM 192
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:

(A) 438 Silverthorn Ave., Section 16(106) of the former City of York zoning by-law 1-83.

(193) Exception RM 193
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(38) of the former City of York zoning by-law 1-83.

(194) Exception RM 194
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:

(A) On 1651 Keele St., Section 16(296) of the former City of York zoning by-law 1-83.

(195) Exception RM 195
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:

(A) On 1651 Keele St., Section 16(296) of the former City of York zoning by-law 1-83.

(196) Exception RM 196
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:

(A) On 19 Kenora Cres., Section 16(380) of the former City of York zoning by-law 1-83.

(198) Exception RM 198
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:

(A) On 450 Gilbert Ave., Section 16(388) of the former City of York zoning by-law 1-83.

(199) Exception RM 199
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:
(A) On 424 Gilbert Ave., Section 16(389) of the former City of York zoning by-law 1-83.

(200) Exception RM 200
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house; and
(B) The lands may be used for a detached house if the north side yard setback is a minimum of 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(201) Exception RM 201
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(202) Exception RM 202
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:
(A) On 50 and 100 Bronoco Ave. and 366 Rogers Rd., Section 16(347) of the former City of York zoning by-law 1-83.

(203) Exception RM 203
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Birchmount Rd. is 22.0 metres, measured from the original centreline of the road;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the basement floor must be used for dwelling units;
(D) The maximum lot coverage is 33%; and
(E) On the lands municipally known in the year 2010 as 500 Birchmount Rd., a library is also a permitted use if:
   (i) the gross floor area of the building minus the gross floor area of the basement, is not more than 80% of the lot area; and
   (ii) parking spaces must be provided at a minimum rate of 2.17 for each 100 square metres of gross floor area.

Prevailing By-laws and Prevailing Sections: (None Apply)

(204) Exception RM 204
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On lands described as Lot 289, Registered Plan 1882, a duplex is permitted on the lot;
(B) The minimum building setback from a lot line that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the street;
(C) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(D) On lands described as Lot 289 on Registered Plan 1882, the minimum building setbacks from a side lot line;
   (i) from the easterly side lot line is 0.9 metres; and
   (ii) from the lot line that abuts North Woodrow Boulevard is 1.5 metres;
(E) A maximum of 50% of the interior floor area of the basement floor must be used for dwelling units; and
(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(205) Exception RM 205
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(D) A maximum of 50% of the interior floor area of the basement floor must be used for dwelling units; and
(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(206) Exception RM 206
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Only dwelling units in an fourplex are permitted;
(B) The maximum lot coverage is 30%; and
(C) The minimum building setback from a side lot line for a garage is 0.3.

Prevailing By-laws and Prevailing Sections: (None Apply)

(207) Exception RM 207
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 16.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a lot line that abuts St. Clair Ave. is 22.0 metres, measured from the original centreline of the street; and
(C) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(208) Exception RM 208
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0 metres, measured from the original centre line of the road;
(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(C) A maximum of 50% of the **interior floor area** of the **basement** floor must be used for **dwelling units**; and
(D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(209) **Exception RM 209**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from **lot line** that abuts St. Clair Ave. is 25.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(C) A maximum of 50% of the **interior floor area** of the **basement** floor must be used for **dwelling units**; and
(D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(210) **Exception RM 210**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from **lot line** that abuts Birchmount Rd. is 22.0 metres, measured from the original centre line of the road;
(B) The minimum **building setback** from a **side lot line** is the greater of:
   (i) 3.6 metres, or
   (ii) the minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(C) A maximum of 50% of the **interior floor area** of the **basement** floor must be used for **dwelling units**; and
(D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(211) **Exception RM 211**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is:
   (i) 8.0 metres for a **detached house**; and
   (ii) 12.0 metres for a **semi-detached house** or **duplex**.

Prevailing By-laws and Prevailing Sections:

(A) On 54 Kirknewton Rd., Section 16(398) of the former City of York zoning by-law 1-83.

(212) **Exception RM 212**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(94) of the former City of York zoning by-law 1-83.

(213) **Exception RM 213**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
(B) One addition to the existing **building** may be permitted if it does not project more than 2.2 metres from the front of the original **main wall** of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(215) **Exception RM 215**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
(B) The lands may be used for a **detached house**, if:
   (i) the maximum floor area of the **detached house** is 117 square metres; and
   (ii) the minimum **front yard setback** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(216) **Exception RM 216**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
(B) An addition to the rear of the existing dwelling may be permitted, if the north, **side yard setback** is a minimum of 0.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(217) **Exception RM 217**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
(B) The lands may be used for an office and the storage of sanding equipment.

Prevailing By-laws and Prevailing Sections: (None Apply)

(218) **Exception RM 218**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 12.0 metres for a **semi-detached house** or **duplex**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(309) of the former City of York zoning by-law 1-83.

(219) **Exception RM 219**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 414 Rogers Rd., Section 16(234) of the former City of York zoning by-law 1-83.

(221) **Exception RM 221**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 290 Rogers Rd., Section 16(11) of the former City of York zoning by-law 1-83.

(222) **Exception RM 222**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(126) of the former City of York zoning by-law 1-83.

(223) **Exception RM 223**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(33) of the former City of York zoning by-law 1-83.

(224) **Exception RM 224**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and

(B) An addition to the basement of the existing residential building may be permitted, if the addition does not extend 3.7 metres beyond the rear wall of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(225) **Exception RM 225**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
(B) The site may be used for a one storey detached house if the minimum east **side yard setback** is 0.2 metres and the west **side yard setback** is 0.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(226) **Exception RM 226**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) On 257, 259, and 261 Nairn Ave. and 238 and 240 Earlscourt Ave., Section 16(275) of the former City of York zoning by-law 1-83.

(227) **Exception RM 227**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) On 288 Boon Ave., Section 16(385) of the former City of York zoning by-law 1-83.

(228) **Exception RM 228**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(89) of the former City of York zoning by-law 1-83.

(229) **Exception RM 229**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(70) of the former City of York zoning by-law 1-83.

(230) **Exception RM 230**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.
Prevailing By-laws and Prevailing Sections:

(A) On 621 Glenholme Ave., Section 16(192) of the former City of York zoning by-law 1-83.

(231) **Exception RM 231**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 170 Alameda Ave., Section 16(267) of the former City of York zoning by-law 1-83.

(233) **Exception RM 233**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(232) of the former City of York zoning by-law 1-83.

(234) **Exception RM 234**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
(B) The maximum floor space index is 0.8.

Prevailing By-laws and Prevailing Sections:

(A) On 2091 Dufferin St., Section 16(307) of the former City of York zoning by-law 1-83.

(235) **Exception RM 235**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands may be used for a **place of worship** if the minimum north **side yard building setback** is 3.0 metres, the south side **building setback** is 1.5 metres and the minimum **rear yard building setback** is 3.0 metres; and
(B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(236) **Exception RM 236**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is:

(i) 8.0 metres for a **detached house**; and
(ii) 12.0 metres for a **semi-detached house** or **duplex**; and
(B) The maximum floor space index is 0.8.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(87) of the former City of York zoning by-law 1-83.

(237) Exception RM 237
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(57) of the former City of York zoning by-law 1-83.

(238) Exception RM 238
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:
(A) On 11 Rogers Rd., Section 16(352) of the former City of York zoning by-law 1-83.

(239) Exception RM 239
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house;
(B) In addition to the uses permitted in the zone, the following uses are also permitted:
   (i) an office if it is used for the following: fashion design, interior decoration design, graphic art design, industrial design, and architectural or landscape design;
   (ii) an artist studio; and
   (iii) an art gallery or a retail store if it is associated with a use permitted in (i) or (ii) above and located on the same lot;
(C) Despite regulations 150.5.20.1(1)(A) and 150.5.20.1(3), a home occupation which is one of the uses in (A) above, may sell, rent or lease physical goods directly from the dwelling unit.

Prevailing By-laws and Prevailing Sections:
(A) On 434 Oakwood Avenue, Section 16(294) of former City of York Zoning By-law 1-83. [By-law: 1194-2018]

(241) Exception RM 241
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house; and
(B) A rear addition to the existing dwelling is permitted if the maximum floor area of the addition is 19 square metres and the minimum north side yard building setback is 0.45 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(242) Exception RM 242
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The lands may be used for a beauty salon if the maximum floor area of the salon is 46.5 square metres; and
(B) The lands must comply with exception 900.6.10(253).

Prevailing By-laws and Prevailing Sections: (None Apply)

(243) Exception RM 243
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions and Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

(A) On 350 Vaughan Road, if the requirements of Section 4 and Schedule A of By-law 108-2017 are complied with, then buildings or structures may be constructed in compliance with regulations (B) to (S) below;
(B) Despite regulation 10.80.40.1(2) a maximum of 9 dwelling units are permitted in detached houses or semi-detached houses;
(C) Despite regulation 10.80.40.40(1) the permitted maximum gross floor area is 1,540 square metres;
(D) Despite regulation 10.5.40.10(1) the height of a building is the distance between the Canadian Geodetic Datum elevation of 164.5 and the elevation of the highest point of the building;
(E) Despite regulation 10.80.40.10(1) the permitted maximum height of a building or structure is the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 108-2017;
(F) Despite regulation 10.5.60.40(1) the height of an auxiliary building is the distance between the Canadian Geodetic Datum elevation of 164.5 and the elevation of the highest point of the building;
(G) Despite regulation 10.5.60.40(2) the permitted maximum height of an auxiliary building or structure is the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 108-2017;
(H) Despite regulations 10.5.60.30(1) and 10.5.60.50(3) an auxiliary building or structure with a height greater than 2.5 metres, or gross floor area greater than 10 square metres, must be at least 1.0 metres from a residential building on the same lot.
(I) Despite regulation 10.80.40.10(4) the permitted maximum height of the first floor is 1.2 metres above the Canadian Geodetic Datum elevation of 164.5;
(J) Despite regulations 10.80.40.50(1)(B) and 10.80.40.50(2)(B) the maximum area of each platform is 19.0 square metres;
(K) Regulations 10.5.60.50(2), 10.80.40.10(2), 10.80.40.10(3), 10.80.40.20, 10.80.40.30, and 10.80.40.80(2) do not apply; and
(L) Despite regulations 10.5.40.70(1), 10.5.40.70(2), 10.80.40.70(1), 10.80.40.70(2), and 10.80.40.80(2) the required minimum building setbacks are as shown on Diagram 2 of By-law 108-2017;
(M) Despite regulations 10.5.60.20(2), (3), (4), (5), and (6) the required minimum ancillary building setbacks are as shown on Diagram 2 of By-law 108-2017;
(N) Despite regulations 10.5.40.60(1)(C) and 10.5.40.60(1)(D) in a rear yard, a platform may encroach into the required building setbacks a maximum of 1.5 metres, if it is no closer to a side lot line than 0.3 metres;
(O) Despite regulation 10.5.60.60(1) the eaves of a roof on an auxiliary building may encroach into the required building setback a maximum of 0.3 metres;
(P) Despite regulation 10.5.80.10(7) a maximum of 4 parking spaces may be located outside in the rear yard;
(Q) Despite regulation 10.5.50.10(1) a minimum of 70 percent of the street yard must be landscaping, of which a minimum of 50 percent must be soft landscaping, and regulations 10.5.50.10(2) and 10.5.50.10(3) do not apply;
(R) Despite regulation 200.5.1(3) any drive aisle providing access to the proposed parking spaces must have a minimum width of 3.6 metres;
(S) Despite regulations 200.5.1.10(2) and (3), 9 parking spaces, as identified on Diagram 2 of By-law 108-2017, must be provided and maintained on the lands in accordance with the following:
   (i) Parking Space 1 – minimum 5.6 metre length and minimum 2.7 metre width;
   (ii) Parking Space 2 – minimum 5.6 metre length and minimum 2.9 metre width;
   (iii) Parking Space 3 – minimum 5.8 metre length and minimum 2.7 metre width;
   (iv) Parking Space 4 – minimum 5.8 metre length and minimum 2.7 metre width;
   (v) Parking Space 5 – minimum 4.0 metre length and minimum 2.7 metre width;
   (vi) Parking Space 6 – minimum 5.6 metre length and minimum 3.85 metre width;
   (vii) Parking Space 7 – minimum 5.6 metre length and minimum 4.5 metre width;
(viii) Parking Space 8 – minimum 5.6 metre length and minimum 3.4 metre width; and
(ix) Parking Space 9 – minimum 5.6 metre length and minimum 2.9 metre width.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 108-2017 ]

(245) Exception RM 245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(105) of the former City of York zoning by-law 1-83.

(246) Exception RM 246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** for a **detached house** is 8.0 metres;
(B) The lands may be used for a **Vehicle Fuel Station** and a **Vehicle Service Shop**; and
(C) Overnight parking or storage of trucks or tractor trailers is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(247) Exception RM 247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 1528 and 1530 Bathurst St., Section 16(330) of the former City of York zoning by-law 1-83.

(248) Exception RM 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) On 1 Valewood Ave., Section 16(216) of the former City of York zoning by-law 1-83.

(249) Exception RM 249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:
(A) On 142 and 148 Kenwood Ave. Section 16(323) of the former City of York zoning by-law 1-83.

(250) Exception RM 250
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:
(A) On 11 Pinewood Ave., Section 16(369) of the former City of York zoning by-law 1-83.

(251) Exception RM 251
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 11 Claxton Blvd., Section 16(293) of the former City of York zoning by-law 1-83.

(252) Exception RM 252
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot frontage is 8.0 metres for a detached house.

Prevailing By-laws and Prevailing Sections:
(A) On the lands municipally known in the year 2009 as 1500 Weston Road, City of Toronto By-law 1268-2009(OMB)
[ By-law: 1675-2013 ]

(253) Exception RM 253
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A detached house, semi-detached house, duplex, triplex, or a townhouse with every dwelling unit fronting directly on a street, are the only residential building types permitted.
(B) The minimum lot frontage is:
   (i) 8.0 metres for a detached house;
   (ii) 12.0 metres for a semi-detached house, duplex, or triplex; and
   (iii) 5.0 metres for a townhouse;
(C) The maximum building height is 11.0 metres and no more than 3 storeys;
(D) The maximum floor space index is 1.0;
(E) The minimum rear yard setback is 6.0 metres;
(F) The minimum side yard setback is:
   (i) 0.5 metres on one side and 1.2 metres on the other side for a detached house, duplex, or triplex;
   (ii) 1.2 metres for the exterior of two attached duplex or triplex buildings;
   (iii) 1.2 metres for a semi-detached house; and
   (iv) 0.5 metres for a townhouse;
(G) A duplex may be attached to one other duplex on an adjacent lot in the same zone; and
(H) A triplex may be attached to one other triplex on an adjacent lot in the same zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(254) Exception RM 254

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The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts **street** is 3.0 metres;

(B) The minimum **building setback** from a **side lot line** that does not abut a **street** for an attached garage is 1.0 metres;

(C) **Parking spaces** must be provided at a minimum rate of 1.8 **parking spaces** per **dwelling unit**;

(D) Of the required **parking spaces**:
   (i) a minimum of 1.6 **parking spaces** per **dwelling unit** must be for residents of which:
      (a) 1.0 **parking space** per **dwelling unit** must be enclosed; and
      (b) 0.6 **parking spaces** per **dwelling unit** may be provided in tandem; and
   (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors;

(E) The maximum height for a **building** or **structure** is 4 **storeys**; and

(F) The maximum **lot coverage** is 48%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(255) **Exception RM 255**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;

(C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(D) The minimum **building setback** from a **rear lot line** is 13.5 metres;

(E) **Parking spaces** must be provided at a minimum rate of 1.2 **parking spaces** per **dwelling unit**; and

(F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(257) **Exception RM 257**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Brimley Rd. is 25.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd. is 30.0 metres, measured from the original centreline of the **street**;

(C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(D) The maximum height for a **building** or **structure** is 4 **storeys**; and

(E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(258) **Exception RM 258**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(B) The minimum building setback from a lot line that abuts a lot in a RD Zone is 7.0 metres;
(C) Parking spaces must be provided at a minimum rate of 1.5 parking spaces per dwelling unit;
(D) Of the required parking spaces:
   (i) a minimum of 0.2 parking spaces per dwelling unit must be for visitors;
   (ii) a minimum of 1.3 parking spaces per dwelling unit must be enclosed for residents; and
   (iii) enclosed parking space must have minimum dimensions of:
       (a) 3 metres wide by 6 metres long for one parking space, or
       (b) 5.4 metres wide by 6 metres long for two abutting parking spaces;
(E) A minimum landscape strip of 1.0 metres must be provided along a lot line that abuts a lot in the RD zone;
(F) One parking space may encroach a maximum of 0.9 metres into the required landscape strip;
(G) The maximum height for a building or structure is 4 storeys; and
(H) The maximum lot coverage is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(259) Exception RM 259
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
   (B) The minimum building setback from the south side lot line is 3.0 metres;
   (C) The minimum building setback from the north side lot line is 7.5 metres;
   (D) The minimum building setback from a rear lot line is 6.4 metres;
      (i) an uncovered deck may project between the building and the rear lot line;
   (E) Parking spaces must be provided at a minimum rate of 1.8 parking spaces per dwelling unit;
   (F) Of the required parking spaces:
      (i) a minimum of 0.2 parking spaces per dwelling unit must be for visitors;
      (ii) a minimum of one parking space must be in the building with the dwelling unit for each resident; and
      (iii) minimum enclosed parking space dimensions are 2.7 metres by 5.7 metres;
   (G) The maximum height for a building or structure is 4 storeys; and
   (H) The maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(260) Exception RM 260
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts Lawrence Ave. is 30.0 metres, measured from the original centreline of the street;
   (B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
   (C) The minimum separation distance between buildings on the lot is the height of the buildings;
   (D) The maximum height for a building or structure is 2 and one-half storeys, and 11 metres, above the finished grade;
   (E) A minimum of 50% of the interior floor area of the basement floor must be used for service and storage uses; and
   (F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(261) Exception RM 261
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** is 5.0 metres;
(B) The minimum **building setback** from a **side lot line** is 1.5 metres;
(C) The maximum **lot coverage** is 30%;
(D) A maximum of 3 visitor **parking spaces** may be located in the **front yard**;
(E) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   (i) the yard is not abutting a **street**;
   (ii) the water surface area does not exceed 15% of the **lot area**;
   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
   (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
(F) These lands must comply with exception 900.6.10(473).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**Exception RM 262**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** is 6.0 metres;
(B) The minimum **building setback** from **lot lines** that do not abut a **street** is 7.5 metres;
(C) The maximum height for a **building** or **structure** is 4.0 **storeys**;
(D) The maximum **lot coverage** is 30%;
(E) A minimum 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
(F) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;
(G) Of the required **parking spaces**:
   (i) a minimum of 1.0 **parking space** for residents use must be located underground or within the **residential building**;
   (ii) a minimum of 0.3 **parking spaces** must be surface spaces for visitors and these surface visitor spaces do not include a **tandem parking space** located in front of an enclosed **parking space** for residents; and
   (iii) **parking spaces** may be located between the **main wall** and the **lot line** abutting a **street**;
(H) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
(I) Despite regulations to the contrary, **buildings** or **structures** for the storage of refuse must be:
   (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
   (ii) enclosed by 4 walls and a roof;
(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   (i) the yard is not abutting a **street**;
   (ii) the water surface area does not exceed 15% of the **lot area**;
   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
   (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
(K) These lands must also comply with exception 900.6.10(473).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**Exception RM 263**
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:
   (i) 230 square metres for a **detached house**;
   (ii) 465 square metres for a **semi-detached house**; and
   (iii) 555 square metres for a **duplex**;

(B) The minimum **lot frontage** is:
   (i) 7.5 metres for a **detached house**;
   (ii) 15.0 metres for a **semi-detached house**; and
   (iii) 18.0 metres for a **duplex**;

(C) The maximum **lot coverage** is:
   (i) 35% for a **detached house** or **semi-detached house**; and
   (ii) 30% for a **duplex**;

(D) The maximum height is 8.5 metres and two **storeys** for a **detached house**, **semi-detached house**, or **duplex**;

(E) The minimum **side yard setback** is:
   (i) 0.9 metres for a **detached house**;
   (ii) 1.2 metres for a **semi-detached house**; and
   (iii) 2.4 metres for a **duplex**; and

(F) A **triplex**, **fourplex**, or **apartment building** are not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(264) **Exception RM 264**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
(C) The minimum **building setback** from a **side lot line** is 1.2 metres on one side;
(D) The minimum **building setback** from a **rear lot line** is 7.25 metres;
(E) The maximum height of a **building** is 12.5 metres;
(F) **Parking spaces** must be provided at a minimum rate of 1.25 **parking spaces** per **dwelling unit**;
(G) The maximum **lot coverage** is 50%;
(H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   (i) the yard is not abutting a **street**;
   (ii) the water surface area does not exceed 15% of the **lot area**; and
   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
(I) If a **rear lot line** abuts the ON zone, **structures** including garden sheds, tool sheds and swimming pools are not permitted within 5.0 metres from the **rear lot line**:
   (i) unenclosed porches and decks are permitted to project to a maximum of 3.0 metres from the rear **main wall**; and
   (ii) exterior steps and approved acoustical barriers are permitted within the 5.0 metres from the **rear lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(265) **Exception RM 265**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 5.7 metres from a lot line that abuts a street;
(C) If a lot abuts Staines Rd., the front lot line is the lot line that abuts Staines Rd.;
(D) The minimum building setback from a side lot line that abuts a zone boundary is 1.2m;
(E) The minimum building setback from a rear lot line is 7.25 metres;
(F) The maximum height of a building is 12.5 metres;
(G) Parking spaces must be provided at a minimum rate of 1.25 parking spaces per dwelling unit;
(H) The maximum lot coverage is 50%;
(I) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and
(J) If a rear lot line abuts the ON zone, structures including garden sheds, tool sheds and swimming pools are not permitted within 5.0 metres from the rear lot line:
   (i) unenclosed porches and decks are permitted to project to a maximum of 3.0 metres from the rear main wall; and
   (ii) exterior steps and approved acoustical barriers are permitted within the 5.0 metres from the rear lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(266) Exception RM 266
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Only townhouse buildings are permitted;
(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(C) The maximum height for all buildings is 9.68 metres;
(D) Parking spaces must be provided at a minimum rate of 1.4 parking spaces per dwelling unit;
(E) Of the required parking spaces:
   (i) a minimum of 1.0 parking space must be enclosed spaces for residents; and
   (ii) a minimum of 0.2 parking spaces must be for visitors;
(F) The maximum lot coverage is 40%;
(G) A minimum landscaping strip of 3.0 metres must be provided along the lot line that abuts the RD zone; and
(H) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area;
   (iii) the swimming pool is not closer to a lot line than 1.2 metres, subject to (iv); and
   (iv) the swimming pool is not closer than 12.0 metres from a lot line that abuts a lot in the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(267) Exception RM 267
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from all buildings is 9.68 metres;
(C) Parking spaces must be provided at a minimum rate of 1.4 parking spaces per dwelling unit;
(D) Of the required parking spaces:
   (I) a minimum of 1.0 parking space must be enclosed spaces for residents; and
   (ii) a minimum of 0.2 parking spaces must be for visitors;
(E) The maximum lot coverage is 40%;
(F) A minimum landscaping strip of 3.0 metres must be provided along the lot line that abuts the RD zone; and
(G) Swimming pools are permitted in the rear yard and side yards, if:
   (I) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area;
   (iii) the swimming pool is not closer to a lot line than 1.2 metres, subject to (iv); and
   (iv) the swimming pool is not closer than 12.0 metres from a lot line that abuts a lot in the RD zone; and

(H) a townhouse building is permitted. [ By-law: 1675-2013 ]

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 15, of former City of Scarborough by-law 17677.

(268) Exception RM 268
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from the north lot line is 6.5 metres;
(C) The minimum building setback from the west lot line is 3.0 metres;
(D) The minimum building setback from the south side lot line is 10.0 metres;
(E) Parking spaces must be provided at a minimum rate of 2.2 parking spaces per dwelling unit;
(F) Of the required parking spaces:
   (i) a minimum of 1.0 parking space must be enclosed spaces for residents;
   (ii) a minimum of 1.0 parking space must be a tandem space on the driveway to the enclosed space; and
   (ii) a minimum of 0.2 parking spaces must be for visitors;
(G) The maximum lot coverage is 40%; and
(H) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(269) Exception RM 269
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot area is:
   (i) 185 square metres for a detached house; and
(ii) 325 square metres for a semi-detached house;

(B) The minimum lot frontage is:

(i) 6.0 metres for a detached house; and
(ii) 10.5 metres for a semi-detached house;

(C) The maximum lot coverage is:

(i) 35% for a detached house or semi-detached house; and
(ii) 50% for a duplex or triplex;

(D) The maximum height is:

(i) 8.5 metres for a detached house or semi-detached house;
(ii) 9.0 metres for a duplex; and
(iii) 10.7 metres for a triplex;

(E) The maximum floor space index is:

(i) 0.75 for a detached house or semi-detached house; and
(ii) 1.25 for a duplex or triplex;

(F) The minimum side yard setback is:

(i) 0.6 metres for a detached house;
(ii) 0.9 metres for a semi-detached house; and
(iii) 2.4 metres for a duplex or triplex;

(G) A duplex may be attached to one other duplex on an adjacent lot in the same zone; and

(H) A triplex may be attached to one other triplex on an adjacent lot in the same zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(270) Exception RM 270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 1132 Broadview Ave., Section 12.1.15, of the former Borough of East York zoning by-law 6752.

(271) Exception RM 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 522-538 Dawes Rd., Section 7.7.5.16, of the former Borough of East York zoning by-law 6752.

(272) Exception RM 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres, except for the part of the building containing the enclosed parking space which must be 6.0 metres;

(B) The minimum building setback from a lot line that abuts Kennedy Rd. and Finch Ave. is 5.0 metres;

(C) The minimum building setback from a lot line that does not abut a street is 7.5 metres;

(D) Parking spaces must be provided at a minimum rate of 1.2 parking spaces per dwelling unit;
(E) All parts of a building located below grade must be set back from a lot line that abuts a street the greater of the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line or 3.0 metres;

(F) The maximum height of a building or structure is 2 storeys;

(G) The landscaping existing along a lot line that abuts a lot within the RS zone on the date of the enactment of this By-law is the minimum landscaping required;

(H) The maximum lot coverage is 33%;

(I) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;

(ii) the water surface area does not exceed 15% of the lot area; and

(iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(273) Exception RM 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 7.5 metres;

(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is:

(i) 4.5 metres for an end wall; and

(ii) 7.5 metres in all other cases;

(C) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(D) Of the required parking spaces:

(i) a minimum of 1.0 parking space must be located below grade or be enclosed within a building

(ii) a minimum of 0.2 parking spaces must be spaces for visitors;

(E) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;

(F) All parts of a building located below grade must be set back from a lot line that abuts a street the greater of the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line or 3.0 metres;

(G) Despite regulations to the contrary, buildings or structures used for the storage of refuse must be:

(i) set back a minimum of 1.5 metres from a lot line that abuts a street; and

(ii) enclosed by four walls and a roof;

(H) The maximum height of a building or structure is 2 storeys;

(I) The maximum lot coverage is 30%;

(J) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;

(ii) the water surface area does not exceed 15% of the lot area; and

(iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(274) Exception RM 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Finch Ave. is 18.0 metres;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is 7.5 metres;
(D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
(E) Of the required **parking spaces**:
   (i) a minimum of 0.7 **parking spaces** must be located below grade or enclosed within a **building**; and
   (ii) a minimum of 0.2 **parking spaces** must be for visitors;
(F) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
(G) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
(H) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
(I) The maximum **lot coverage** is 30%;
(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   (i) the yard is not abutting a **street**;
   (ii) the water surface area does not exceed 15% of the **lot area**; and
   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
(K) These lands must comply with exception 900.6.10(473).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(275) **Exception RM 275**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
(B) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
(D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is 7.5 metres;
(E) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
(F) Of the required **parking spaces**:
   (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
   (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
(G) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
(H) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
(I) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
(J) The maximum **lot coverage** is 30%;
(K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   (i) the yard is not abutting a **street**;
   (ii) the water surface area does not exceed 15% of the **lot area**; and
   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
(L) These lands must comply with exception 900.6.10(473).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(276) **Exception RM 276**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum building setback from a lot line that abuts a street is 7.5 metres;
(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall; and
   (ii) 10.5 metres in all other cases;
(C) Parking spaces must be provided at a rate the greater of:
   (i) 1.6 parking spaces per dwelling unit; or
   (ii) 1.07 parking spaces per 100 square metres of gross floor area;
(D) All parts of a building located below grade must be set back from a lot line that abuts a street the greater of the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line or 3.0 metres;
(E) The maximum height of a building or structure is 8.0 metres from grade to eaves;
(F) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;
(G) Despite regulations to the contrary, buildings or structures used for the storage of refuse must be:
   (i) set back a minimum of 1.5 metres from a lot line that abuts a street; and
   (ii) enclosed by four walls and a roof;
(H) The maximum lot coverage is 30%;
(i) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and
(J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RM 277
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 7.5 metres;
(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is 7.5 metres;
(C) The landscaping existing along a lot line that abuts a lot within the RS zone on the date of the enactment of this By-law is the minimum landscaping required;
(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
(E) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or enclosed within a building; and
   (ii) a minimum of 0.2 parking spaces must be spaces for visitors;
(F) The maximum height of a building or structure is 8.0 metres from grade to eaves;
(G) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;
(H) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;
(I) The maximum lot coverage is 30%;
(J) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and
(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RM 278
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(B) The minimum building setback from a lot line that abuts a street for side walls is that which existed on the date of the enactment of this By-law;
(C) The maximum height of a building or structure is 8.0 metres from grade to eaves;
(D) The landscaping existing along a lot line that abuts a lot within the RS zone on the date of the enactment of this By-law is the minimum landscaping required;
(E) The maximum lot coverage is 30%;
(F) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and
(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RM 279
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 12.0 metres;
(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall;
   (ii) 12.0 metres where the lot line abuts a lot in the RD zone; and
   (iii) 10.5 metres in all other cases;
(C) The maximum height of the building or structure is 8.0 metres from grade to eaves;
(D) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;
(E) A minimum of 60% of the area of the lot must be used for no other purpose than landscaping;
(F) The maximum lot coverage is 30%;
(G) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and
(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RM 280
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Finch Ave. is 18.0 metres;
(B) The minimum building setback from a lot line that abuts Huntingdale Boulevard is 12.0 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
(i) 7.5 metres for an end wall; and
(ii) 10.5 metres in all other cases;

(D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(E) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or enclosed within a building; and
   (ii) a minimum of 0.2 parking spaces must be spaces for visitors;

(F) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(G) The maximum height of the building or structure is 8.0 metres from grade to eaves;

(H) A minimum of 60% of the area of the lot must be used for no other purpose than landscaping;

(I) The maximum lot coverage is 30%;

(J) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(281) **Exception RM 281**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 6.0 metres;

(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is 10.5 metres;

(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall; and
   (ii) 12.0 metres where the lot line abuts a lot in the RS zone;

(D) The maximum height of the building or structure is 8.0 metres from grade to eaves;

(E) The maximum lot coverage is 30%;

(F) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(282) **Exception RM 282**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Finch Ave. is 18.0 metres;

(B) The minimum building setback from a lot line that abuts Chester Le Blvd. is 9.0 metres;

(C) The minimum building setback from a lot line that abuts a street is 7.5 metres;

(D) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall;
(ii) 12.0 metres where the lot line abuts a lot in the RS zone; and
(iii) 10.5 metres in all other cases;

(E) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(F) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or within a building; and
   (ii) a minimum of 0.2 parking spaces must be spaces for visitors;

(G) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(H) The maximum height of the building or structure is 8.0 metres from grade to eaves;

(I) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;

(J) The maximum lot coverage is 30%;

(K) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(L) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(283) Exception RM 283
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 18.0 metres;

(B) The minimum building setback from a lot line that abuts a street is 7.5 metres;

(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall; and
   (ii) 10.5 metres in all other cases;

(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(E) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or within a building; and
   (ii) a minimum of 0.2 parking spaces must be spaces for visitors;

(F) The maximum height of the building or structure is 8.0 metres from grade to eaves;

(G) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;

(H) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(I) The maximum lot coverage is 30%;

(J) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(284) Exception RM 284
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 18.0 metres;
(B) The minimum building setback from a lot line that abuts a street is 7.5 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall; and
   (ii) 10.5 metres in all other cases;
(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
(E) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or within a building; and
   (ii) a minimum of 0.2 parking spaces must be spaces for visitors;
(F) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;
(G) The maximum height of the building or structure is 8.0 metres from grade to eaves;
(H) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;
(I) The maximum lot coverage is 30%;
(J) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and
(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(285) Exception RM 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 18.0 metres;
(B) The minimum building setback from a lot line that abuts a street is 7.5 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall;
   (ii) 12.0 metres where the lot line abuts a lot in the RS zone; and
   (iii) 10.5 metres in all other cases;
(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
(E) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or within a building; and
   (ii) a minimum of 0.2 parking spaces must be surface spaces for visitors;
(F) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;
(G) The maximum height of the building or structure is 8.0 metres from grade to eaves;
(H) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;
(I) The maximum lot coverage is 30%;
(J) Swimming pools are permitted in the rear yard and side yards, if:
(i) the yard is not abutting a street;
(ii) the water surface area does not exceed 15% of the lot area; and
(iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(286) Exception RM 286
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 18.0 metres;
(B) The minimum building setback from a lot line that abuts a street is 7.5 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall;
   (ii) 12.0 metres where the lot line abuts a lot in the RS zone; and
   (iii) 10.5 metres in all other cases;
(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
(E) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or within a building; and
   (ii) a minimum of 0.2 parking spaces must be surface spaces for visitors;
(F) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;
(G) The maximum height of the building or structure is 8.0 metres from grade to eaves;
(H) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;
(I) The maximum lot coverage is 33%;
(J) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(287) Exception RM 287
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Pharmacy Ave. is 22.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall; and
   (ii) 10.5 metres in all other cases;
(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
(E) Of the required parking spaces:
   (i) a minimum of 1.0 parking space must be below grade or enclosed within a building; and
   (ii) a minimum of 0.2 parking spaces must be surface spaces for visitors;
(F) All parts of a building located below grade must be set back from a lot line that abuts a street the greater of the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line or 3.0 metres;

(G) The maximum height of a building or structure is 8.0 metres from grade to eaves;

(H) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;

(I) Despite regulations to the contrary, buildings or structures used for the storage of refuse must be:
   (i) set back a minimum of 1.5 metres from a lot line that abuts a street; and
   (ii) enclosed by four walls and a roof;

(J) The maximum lot coverage is 30%;

(K) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(L) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(288) Exception RM 288
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line is 3.0 metres;

(B) The minimum building setback from a rear lot line is 7.5 metres;

(C) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(D) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or enclosed within a building; and
   (ii) a minimum of 0.2 parking spaces must be spaces for visitors;

(E) The maximum height of a building or structure is 8.0 metres from grade to eaves;

(F) A minimum of 60% of the area of the lot must be used for no other purpose than landscaping;

(G) The maximum lot coverage is 30%;

(H) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(291) Exception RM 291
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Sprucewood Court is 7.5 metres;

(B) The minimum building setback from the rear lot line that does not abut a street is 10.5 metres;

(C) The minimum building setback from a side lot line is 1.2 metres;

(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(E) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or enclosed within a building; and
   (ii) a minimum of 0.2 parking spaces must be spaces for visitors;
(F) The maximum height of a building or structure is 8.0 metres from grade to eaves;
(G) A minimum of 60% of the area of the lot must be used for no other purpose than landscaping;
(H) The maximum lot coverage is 30%;
(I) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres;
(J) The following uses are also permitted:
   (i) vehicle fuel station, personal service shop, retail store, office, financial institution, and take-out eating establishment; and
   (ii) the maximum gross floor area for a take-out eating establishment is 465 square metres; and
(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(292) Exception RM 292
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum building setback from a lot line that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the street;
   (B) The minimum building setback from the lot line that abuts a street is 7.5 metres;
   (C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
       (i) 7.5 metres for an end wall;
       (ii) 12.0 metres from a lot line that abuts a lot in an RD or RS zone; and
       (iii) 10.5 metres in all other cases;
   (D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
   (E) Of the required parking spaces:
       (i) a minimum of 0.7 parking spaces must be below grade or enclosed within a building; and
       (ii) a minimum of 0.2 parking spaces must be spaces for visitors;
   (F) The maximum height of a building or structure is 8.0 metres from grade to eaves;
   (G) A minimum of 60% of the area of the lot must be used for no other purpose than landscaping;
   (H) The maximum lot coverage is 30%;
   (I) Swimming pools are permitted in the rear yard and side yards, if:
       (i) the yard is not abutting a street;
       (ii) the water surface area does not exceed 15% of the lot area;
       (iii) the swimming pool is not closer to a lot line than 1.2 metres, subject to (iv); and
       (iv) the swimming pool is not closer than 12.0 metres from a lot line that abuts a lot in the RD zone or the RS zone; and
   (J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(293) Exception RM 293
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum building setback from a lot line that abuts Warden Ave. is 28.0 metres, measured from the centre of the street;
(B) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 9.0 metres;
(C) The minimum **building setback** from the **lot line** that abuts a **street** is 6.0 metres;
(D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
   (i) 7.5 metres for an end wall; and
   (ii) 10.5 metres in all other cases;
(E) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
(F) Of the required **parking spaces**:
   (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
   (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
(G) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
(H) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
(I) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
(J) The maximum **lot coverage** is 30%;
(K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   (i) the yard is not abutting a **street**;
   (ii) the water surface area does not exceed 15% of the **lot area**; and
   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
(L) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(294) Exception RM 294
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 4.50 metres;
(B) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 8.0 metres;
(C) The minimum **building setback** from a **lot line** that abuts a **lot** in the RM zone is 12.0 metres;
(D) The minimum **building setback** from a **lot line** that abuts the ON zone is 2.5 metres;
(E) **Parking spaces** must be provided at a minimum rate of 1.1 spaces per **dwelling unit**;
(F) Of the required **parking spaces**, a minimum of 0.1 **parking spaces** must be surface spaces for visitors;
(G) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
(H) The maximum **lot coverage** is 33%;
(I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   (i) the yard is not abutting a **street**;
   (ii) the water surface area does not exceed 15% of the **lot area**; and
   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
(J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(295) Exception RM 295
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum **building setback** from the **lot line** that abuts a **street** is 9.0 metres;  
(B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:  
   (i) 7.5 metres for an end wall;  
   (ii) 12.0 metres from a **lot line** that abuts a **lot** in an RD or RS zone; and  
   (iii) 10.5 metres in all other cases;  
(C) The minimum **building setback** from a **side lot line** is a distance of half the height of the **building**;  
(D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;  
(E) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;  
(F) Of the required **parking spaces**:  
   (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and  
   (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;  
(G) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;  
(H) A minimum of 60% of the area of the **lot** must be used for no other purpose than **landscaping**;  
(I) The maximum **lot coverage** is 30%;  
(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:  
   (i) the yard is not abutting a **street**;  
   (ii) the water surface area does not exceed 15% of the **lot area**;  
   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and  
   (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone or the RS zone; and  
(K) These lands must comply with exception 900.6.10(473).  

Prevailing By-laws and Prevailing Sections: (None Apply)  

(296) Exception RM 296  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.  

Site Specific Provisions:  
(A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 28.0 metres, measured from the centre of the **street**;  
(B) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 9.0 metres;  
(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:  
   (i) 7.5 metres for an end wall; and  
   (ii) 10.5 metres in all other cases;  
(D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;  
(E) Of the required **parking spaces**:  
   (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and  
   (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;  
(F) all parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;  
(G) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;  
(H) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;  
(I) The maximum **lot coverage** is 30%;  
(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:  
   (i) the yard is not abutting a **street**;  
   (ii) the water surface area does not exceed 15% of the **lot area**; and
(iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(297) Exception RM 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Finch Ave. is 18.0 metres;

(B) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall; and
   (ii) 10.5 metres in all other cases;

(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(E) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or enclosed within a building;
   (ii) a minimum of 0.2 parking spaces must be spaces for visitors;

(F) All parts of a building located below grade must be set back from a lot line that abuts a street the greater of the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line or 3.0 metres;

(G) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;

(H) Despite regulations to the contrary, buildings or structures used for the storage of refuse must be:
   (i) set back a minimum of 1.5 metres from a lot line that abuts a street; and
   (ii) enclosed by four walls and a roof;

(I) The maximum lot coverage is 30%;

(J) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(298) Exception RM 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Bridletowne Circle is 12.0 metres;

(B) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(C) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(D) Of the required parking spaces:
   (i) a minimum of 0.7 parking spaces must be below grade or enclosed within a building; and
   (ii) a minimum of 0.2 parking spaces must be spaces for visitors;

(E) All parts of a building located below grade must be set back from a lot line that abuts a street the greater of the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line or 3.0 metres;

(F) The maximum height of a building or structure is 8.0 metres from grade to eaves;
(G) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;
(H) The maximum lot coverage is 30%;
(I) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and
(J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(299) Exception RM 299
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts Finch Ave. is 12.0 metres;
   (B) The minimum building setback from a lot line that abuts a street is 7.5 metres;
   (C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
      (i) 7.5 metres for an end wall;
      (ii) 12.0 metres from a lot line that abuts a lot in the RS zone; and
      (iii) 10.5 metres in all other cases;
   (D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
   (E) Of the required parking spaces:
      (i) a minimum of 0.7 parking spaces must be below grade or enclosed within a building; and
      (ii) a minimum of 0.2 parking spaces must be spaces for visitors;
   (F) All parts of a building located below grade must be set back from a lot line that abuts a street the greater of the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line or 3.0 metres;
   (G) The maximum height of a building or structure is 8.0 metres from grade to eaves;
   (H) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;
   (I) The maximum lot coverage is 30%;
   (J) Swimming pools are permitted in the rear yard and side yards, if:
      (i) the yard is not abutting a street;
      (ii) the water surface area does not exceed 15% of the lot area;
      (iii) the swimming pool is not closer to a lot line than 1.2 metres, subject to (iv); and
      (iv) the swimming pool is not closer than 12.0 metres from a lot line that abuts a lot in the RS zone; and
   (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(300) Exception RM 300
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts Finch Ave. is 30.0 metres, measured from the original centreline of the street;
   (B) The minimum building setback from a lot line that abuts a street is 9.0 metres;
   (C) The minimum building setback from a lot line that a lot in the RS zone is 13.5 metres;
   (D) The minimum building setback from a side lot line is a distance of half the height of the building;
(E) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(F) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit and a minimum of 50% of the parking spaces must be within a building;

(G) A minimum landscaping strip of 13.5 metres must be provided for no other purpose than landscaping along a lot line that abuts a lot within the RS zone;

(H) The maximum lot coverage is 33%;

(I) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area;
   (iii) the swimming pool is not closer to a lot line than 1.2 metres, subject to (iv); and
   (iv) the swimming pool is not closer than 12.0 metres from a lot line that abuts a lot in the RS zone; and

(J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(301) Exception RM 301
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Kennedy Rd. is 30.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(C) The minimum building setback from a lot line that abuts a lot in the RD zone is 13.5 metres;

(D) The minimum building setback from a side lot line is a distance of half the height of the building;

(E) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(F) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit and a minimum of 50% of the parking spaces must be within a building;

(G) A minimum landscaping strip of 13.5 metres must be provided for no other purpose than landscaping along a lot line that abuts a lot within the RD zone;

(H) The following use is also permitted on the lands being Block C on Registered Plan M-1323:
   (i) An ancillary recreational building to include only sauna baths, swimming pools, hobby shop, assembly hall, games room and health club;
   (ii) the maximum gross floor area minus the gross floor area of enclosed malls used for walkway purposes is 186 square metres;
   (iii) the minimum building setback from a lot line that abuts Kennedy Rd. is 78.0 metres; and
   (iv) the minimum building setback from a lot line that abuts Huntingwood Dr. is 83.0 metres;

(I) The maximum lot coverage is 33%;

(J) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area;
   (iii) the swimming pool is not closer to a lot line than 1.2 metres, subject to (iv); and
   (iv) the swimming pool is not closer than 12.0 metres from a lot line that abuts a lot in the RD zone; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(302) Exception RM 302
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Sheppard Ave. is 33.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a lot line that abuts Pharmacy Ave. is 12.0 metres;

(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;

(D) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(E) Parking spaces must be provided at a minimum rate of 1.1 spaces per dwelling unit;

(F) Of the required parking spaces and a minimum of 25% must be below grade;

(G) The maximum lot coverage is 40%;

(H) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and

   (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(303) Exception RM 303
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 7.5 metres;

(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall;
   (ii) 12.5 metres where the lot line abuts a lot in the RD zone; and
   (iii) 10.5 metres in all other cases;

(C) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(D) Of the required parking spaces:
   (i) a minimum of 75% must be below grade; and
   (ii) a minimum of 50% of the total surface parking spaces must be for visitors;

(E) All parts of a building located below grade must be set back from a lot line that abuts a street equivalent to the full depth of the structure;

(F) The maximum height of a building or structure is 9.5 metres from grade to eaves;

(G) The maximum lot coverage is 30%; and

(H) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(304) Exception RM 304
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Warden Ave. is:
   (i) 15.0 metres for side and rear main walls; and
(ii) 36.0 metres, measured from the original centreline of the street in all other cases;

(B) The minimum building setback from a lot line that abuts a street is 7.5 metres;

(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall; and
   (ii) 10.5 metres in all other cases;

(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(E) Of the required parking spaces:
   (i) a minimum of 75% must be below grade; and
   (ii) a minimum of 50% of the total surface parking spaces must be for visitors;

(F) All parts of a building located below grade must be set back from a lot line that abuts a street equivalent to the full depth of the structure;

(G) The maximum height of a building or structure is 9.5 metres from grade to eaves;

(H) The maximum lot coverage is 30%; and

(i) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(305) Exception RM 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is 7.5 metres;

(C) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(D) Of the required parking spaces:
   (i) a minimum of 1.0 parking space must be enclosed for residents; and
   (ii) a minimum of 0.2 parking spaces must be for visitors;

(E) All parts of a building located below grade must be set back from a lot line that abuts a street the greater of the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line or 3.0 metres;

(F) A minimum 45% of the area of the lot must be used for no other purpose than landscaping;

(G) The maximum lot coverage is 32%; and

(H) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area;
   (iii) the swimming pool is not closer to a lot line than 1.2 metres, subject to (iv); and
   (iv) the swimming pool is not closer than 12.0 metres from a lot line that abuts a lot in the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(306) Exception RM 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Birchmount Avenue is 12.0 metres;

(B) The minimum building setback from a lot line that abuts a street is 9.0 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for a side wall;
   (ii) 12.5 metres where the lot line abuts a lot in a RD, RS or RT zone; and
   (iii) 10.5 metres in all other cases;

(D) Parking spaces must be provided at a minimum rate of 1.6 spaces per dwelling unit;

(E) Of the required parking spaces:
   (i) a minimum of 1.0 parking space must be enclosed or below grade for residents;
   (ii) a minimum of 0.2 parking spaces must be surface spaces for visitors; and
   (iii) the minimum dimensions for below grade or enclosed parking spaces are 2.7 metres in width by 5.7 metres in length;

(F) All parts of a building located below grade must be set back from a lot line that abuts a street the greater of the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line or 3.0 metres;

(G) Despite regulations to the contrary, buildings or structures for the storage of refuse must be:
   (i) set back a minimum of 1.5 metres from a lot line that abuts a street; and
   (ii) enclosed by four walls and a roof;

(H) A minimum 50% of the area of the lot must be used for no other purpose than landscaping;

(I) The maximum lot coverage is 30%; and

(J) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area;
   (iii) the swimming pool is not closer to a lot line than 1.2 metres, subject to (iv); and
   (iv) the swimming pool is not closer than 12.0 metres from a lot line that abuts a lot in the RD zone or the RS zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(307) Exception RM 307
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 19.0 metres, measured from the centreline of the street;

(B) The minimum building setback from a side lot line is:
   (i) 7.5 metres from the eastern, western and south-western lot lines; and
   (ii) 3.0 metres from the southern lot line;

(C) Parking spaces must be provided at a minimum rate of 1.4 spaces per dwelling unit;

(D) Of the required parking spaces:
   (i) a minimum of 1.0 parking space must be enclosed for residents;
   (ii) a minimum of 0.3 parking spaces must be surface spaces for visitors; and
   (iii) a minimum of 0.1 parking spaces must be a tandem space on the driveway to the enclosed space;

(E) The maximum lot coverage is 35%;

(F) The maximum height of a building or structure is 2 storeys and 9.5 metres, measured from the mean grade at the front main wall to the highest point of the building excluding chimneys, vents and antennae;

(G) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres; and
(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 34, of former City of Scarborough by-law 10827.

(308) Exception RM 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Morrish Rd. is 2.0 metres;

(B) The minimum **building setback** from all other **lot lines**:

   (i) 7.5 metres from the northern **lot line**;
   (ii) 6.9 metres from the southern **lot line**;
   (iii) 0.9 metres from the eastern **lot line**; and
   (iv) if a **building** with a **dwelling unit** abuts Morrish Rd.:
       (a) the setback from the northern **lot line** is 4.71 metres; and
       (b) the setback from the southern **lot line** is 0.9 metres;

(C) **Parking spaces** must be provided at a minimum rate of 2.0 spaces per **dwelling unit**;

(D) Of the required **parking spaces**:

   (i) a minimum of 1.0 **parking space** must be enclosed for residents; and
   (ii) a minimum of 1.0 **parking space** must be a tandem space on the **driveway** to the enclosed space;

(E) A minimum of 3.0 **parking spaces** must be provided as surface spaces for visitors;

(F) Minimum dimensions for an enclosed **parking space** are 3.0 metres in width by 6.0 metres in length;

(G) If a **building** with a **dwelling unit** abuts Morrish Rd. and either the northern or southern **lot lines**, the minimum required **landscaping** is:

   (i) 29.0 square metres adjacent the northern **lot line**; and
   (ii) 42.0 square metres adjacent the east **main wall** for the **dwelling unit** that abuts the southern **lot line**;

(H) The maximum **lot coverage** is 43%;

(I) The maximum height of a **building** or structure is 2 **storeys** and 8.6 metres;

(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:

   (i) the yard is not abutting a **street**;
   (ii) the water surface area does not exceed 15% of the **lot area**; and
   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(309) Exception RM 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Port Union Rd. is 36.0 metres, measured from the centreline of the **street**;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:

   (i) 7.5 metres for an end wall; and
   (ii) 10.5 metres in all other cases;

(D) **Parking spaces** must be provided at a minimum rate of 1.1 spaces per **dwelling unit**;
(E) Of the required parking spaces:
   (i) a minimum of 88% must be covered; and
   (ii) a minimum of 11% must be surface spaces for visitors;

(F) all parts of a building located below grade must be set back from a lot line that abuts a street equivalent to the full depth of the structure, measured from the floor of the structure to the grade at the street line;

(G) A minimum 50% of the area of the lot must be used for no other purpose than landscaping;

(H) The maximum lot coverage is 30%;
   (i) Swimming pools are permitted in the rear yard and side yards, if:
      (i) the yard is not abutting a street;
      (ii) the water surface area does not exceed 15% of the lot area; and
      (iii) the swimming pool is not closer to a lot line than 1.2 metres; and

(J) Ancillary recreational facilities are also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(310) Exception RM 310
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts a street is 9.0 metres;
   (B) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;
   (C) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;
   (D) The minimum building setback from a lot line that abuts a lot in the RD zone is 15.0 metres;
   (E) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
   (F) The maximum lot coverage is 40%; and
   (G) Swimming pools are permitted in the rear yard and side yards, if:
      (i) the yard is not abutting a street;
      (ii) the water surface area does not exceed 15% of the lot area; and
      (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(311) Exception RM 311
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts Meadowvale Rd. is 18.0 metres, measured from the centreline of the street;
   (B) The minimum building setback from the northern lot line is 7.5 metres;
   (C) The minimum building setback from the southern lot line is 10.0 metres;
   (D) The minimum building setback from the rear lot line is 10.0 metres;
   (E) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
   (F) Of the required parking spaces:
      (i) a minimum of 1.0 parking space must be enclosed for residents; and
      (ii) a minimum of 0.2 must be surface spaces for visitors;
   (G) The maximum height of a building or structure is:
      (i) 2 storeys within 25.0 metres of the rear lot line or within 25.0 metres of the southern lot line; and
(ii) 3 storeys in all other cases;

(H) The maximum lot coverage is 40%; and

(I) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(321) Exception RM 321
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 7.5 metres;
(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if the lot line abuts a lot in a RD, RS or RT zone; and
   (ii) 10.5 in all other cases; and
(C) A minimum of 50% of the lot area must be used for soft landscaping;
(D) A building used for the storage of waste is permitted in a yard that abuts a street if:
   (i) it is wholly enclosed with walls and a roof;
   (ii) is located a minimum of 1.5 metres from a lot line that abuts a street;
(E) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and
(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for resident parking;
   (ii) 0.25 for each dwelling unit and used for surface visitor parking; and
(I) a resident parking space must be located in a building or structure.

Prevailing By-laws and Prevailing Sections: (None Apply)

(323) Exception RM 323
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres if the lot line abuts Tapscott Rd.; and
   (ii) 2.0 metres in all other cases;
(B) The minimum building setback from a lot line that abuts a railway is 30.0 metres;
(C) The minimum building setback from a lot line that abuts the Open Space Zone category is 5.0 metres;
(D) The maximum height of a building is the lesser of 14 metres and 4 storeys;
(E) A required parking space may be located on a driveway in the front yard; and
(F) Parking spaces must be provided at a minimum rate of 1.4 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(324) Exception RM 324
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres if the lot line abuts Tapscott Rd.; and
   (ii) 2.0 metres in all other cases;

(B) The minimum building setback from a lot line that abuts the Open Space Zone category is 5.0 metres;

(C) The maximum height of a building is the lesser of 13 metres and 4 storeys; and

(D) Parking spaces must be provided at a minimum rate of 1.3 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(325) Exception RM 325
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Sheppard Ave., Neilson Rd., Tapscott Rd. and Washburn Way; and
   (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if it abuts a lot in a RD, RS or RT zone; and
   (ii) 10.5 metres in all other cases;

(C) The maximum lot coverage is 30%;

(D) The minimum building setback from a lot line for a below grade parking structures is a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(E) The maximum height of a building is 9.5 metres and 2 storeys;

(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for resident parking; and
   (ii) 0.25 for each dwelling unit and used for surface visitor parking;

(G) A minimum of 75% of the required resident parking spaces must be located in a building or structure; and

(H) A minimum of 50% of the lot area must be used for soft landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(326) Exception RM 326
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Milner Ave. and Burrows Hall Blvd.; and
   (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if it abuts a lot in a RD, RS or RT zone; and
   (ii) 10.5 metres in all other cases;

(C) The minimum building setback from a lot line for a below grade parking structures is a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;
(D) The maximum height of a building is 9.5 metres and 2 storeys;

(E) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for resident parking; and
   (ii) 0.25 for each dwelling unit and used for visitor parking;

(F) A minimum of 75% of the required resident parking spaces must be located in a building or structure; and

(G) A minimum of 50% of the lot area must be used for soft landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(327) Exception RM 327
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Milner Ave. and Burrows Hall Boulevard; and
   (ii) 6.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if it abuts a lot in a RD, RS or RT zone; and
   (ii) 10.5 metres in all other cases;

(C) The minimum building setback from a lot line for a below grade parking structures is a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(D) The maximum height of a building is 9.5 metres and 2 storeys;

(E) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for resident parking; and
   (ii) 0.25 for each dwelling unit and used for visitor parking;

(F) A minimum of 75% of the required resident parking spaces must be located in a building or structure; and

(G) A minimum of 50% of the lot area must be used for soft landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(328) Exception RM 328
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) A common shared indoor amenity space is required to be provided at a minimum rate of 0.3 square metres for each dwelling unit;

(C) Parking spaces must be provided at the following rates:
   (i) 1.2 for each dwelling unit and uses for resident parking; and
   (ii) 0.2 for each dwelling unit and used for visitor parking;

(D) The maximum lot coverage is equal to the percentage of the lot area covered by buildings on the date of the enactment of the by-law; and

(E) The maximum building height is equal to the maximum height of building existing on the lot on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(329) Exception RM 329
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The maximum height of a **building** is:
   (i) the lesser of 12.0 **storeys** and 38.0 metres for any part of a **building** located within 30.0 metres of a **lot line** that abuts Markham Rd.; and
   (ii) the lesser of 18.0 **storeys** and 56.0 metres in all other cases;

(C) The maximum **lot coverage** is equal to the percentage of the **lot area** covered by **buildings** on the date of the enactment of the by-law;

(D) A common shared indoor **amenity space** is required to be provided at a minimum rate of:
   (i) 0.3 square metres for each **dwelling unit** in a **townhouse building**; and
   (ii) 1.0 square metres for each **dwelling unit** in an **apartment building**;

(E) **Parking spaces** must be provided at the following rates:
   (i) 1.2 for each **dwelling unit** and used for resident parking; and
   (ii) 0.2 for each **dwelling unit** and used for visitor parking; and

(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(330) **Exception RM 330**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum number of **dwelling units** permitted is the number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;

(C) The minimum **building setback** from a **lot line** is:
   (i) 12.0 metres if it is the northerly **lot line**;
   (ii) 4.5 metres if it is the southerly **lot line**; and
   (iii) 7.5 metres from all other **lot lines**;

(D) The maximum **lot coverage** is 30%;

(E) A minimum of 50% of the area of the **lot** must be used for **soft landscaping**;

(F) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
   (i) it is wholly enclosed with walls and a roof; and
   (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**;

(G) **Parking spaces** must be provided at the following minimum rates:
   (i) 1.0 for each **dwelling unit** an used for resident parking; and
   (ii) 0.25 for each **dwelling unit** and used for surface visitor parking; and

(H) All required resident **parking spaces** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(331) **Exception RM 331**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum **lot coverage** is 15%;
(B) Block C is not required to front on a street;
(C) A minimum of 49% of the lot area must for soft landscaping;
(D) The maximum height of a building is the lesser of 3 storeys and 10.5 metres;
(E) The minimum building setback from a lot line is:
   (i) 1.2 metres from the northerly lot line; and
   (ii) 4.0 metres from the easterly lot line;
(F) A below ground parking structure must be a minimum of 0.5 metres from any lot line.
(G) Parking spaces must be provided underground at a minimum rate of 1.2 for each dwelling unit for resident use, plus 0.2 for each dwelling unit, for visitor use; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(332) Exception RM 332
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
  (A) The maximum lot coverage is 51%;
  (B) A minimum of 49% of the lot area must be used for landscaping;
  (C) The maximum building height is the lesser of 4 storeys and 13.5;
  (D) The minimum building setback from a lot line is:
      (i) 1.7 metres if the lot line abuts Markham Rd.; and
      (ii) 1.2 metres from the northerly lot line;
  (E) A below ground parking structure and storage must be a minimum of 0.5 metres from any lot line; and
  (F) Parking spaces must be provided underground at a minimum rate of 1.2 for each dwelling unit for resident use, plus 0.2 for each dwelling unit, for visitor use.

Prevailing By-laws and Prevailing Sections:
  (A) City of Toronto by-law 687-2007. [By-law: 1007-2014]

(333) Exception RM 333
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The maximum lot coverage is 51%;
  (B) A minimum of 49% of the lot area must be used for landscaping;
  (C) The maximum building height is the lesser of 4 storeys and 13.5 metres;
  (D) The minimum building setback from a lot line is:
      (i) 2.1 metres if the lot line abuts Markham Rd.;
      (ii) 3.2 metres if the lot line abuts Omerod St.; and
      (iii) 4.0 metres from the easterly lot line;
  (E) A below ground parking structure must be a minimum of 0.5 metres from any lot line; and
  (F) Parking spaces must be provided underground at a minimum rate of 1.2 for each dwelling unit, for resident use, plus 0.2 for each dwelling unit, for visitor use.

Prevailing By-laws and Prevailing Sections:
  (A) City of Toronto by-law 687-2007.

(334) Exception RM 334
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1978-18.

(335) Exception RM 335
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line or rear lot line is:
   (i) 7.5 metres from the side main wall of the end dwelling unit;
   (ii) 12.0 metres if the lot line abuts a lot in a RD or RS zone; and
   (iii) 10.5 metres in all other cases;

(B) The maximum lot coverage is 30%;

(C) The minimum building setback from a lot line that abuts a street is 12.0 metres;

(D) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for resident parking; plus
   (ii) 0.25 for each dwelling unit and used for surface visitor parking;

(E) A resident parking space must be located in a building or structure;

(F) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(G) A building uses for waste storage may be located in a yard that abuts a street if it is: [ By-law: 0559-2014 (OMB PL130592) ]

(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(336) Exception RM 336
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from lot line abutting a street is 3.0 metres;

(B) The maximum Building height is 11.0 metres;

(C) A main wall with a vehicle entrance to a parking space must be set back a minimum of 6.0 metres from a lot line that abuts a street;

(D) Parking spaces must be provided at a minimum rate of:
   (i) 1.4 for each dwelling unit and used for resident parking; plus
   (ii) 0.2 for each dwelling unit and used for surface visitor parking;

(E) A minimum of 1 parking space for each dwelling unit must be located in a building;

(F) Except for a maximum of 2 driveways, a minimum depth of 3.0 metres along the entire length of the lot line abutting Rural Avenue must be soft landscaping; and

(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(337) Exception RM 337
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of 1 fourplex building per lot on a registered plan;
(B) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(C) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(D) The minimum building setback from a front lot line is 7.5 metres;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(H) The maximum lot coverage is 30%; and
(I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(338) Exception RM 338
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A maximum of 1 duplex building per lot on a registered plan;
(B) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
(C) The minimum required lot area is that which existed on the date of the enactment of this By-law;
(D) The minimum building setback from a front lot line is 7.5 metres;
(E) The minimum building setback from a side lot line is 1.2 metres;
(F) The minimum building setback from a side lot line that abuts a street is 3.6 metres;
(G) An attached or detached garage must be set back a minimum of 0.3 metres from a side lot line that does not abut a street;
(H) The maximum lot coverage is 30%; and
(I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(339) Exception RM 339
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Kingston Rd. is 36.0 metres, measured from the original centreline of the street;
(B) The maximum lot coverage is 30%;
(C) The minimum building setback from a lot line for a below ground parking structure is 3.0 metres;
(D) The maximum height of a building is the maximum height of the building that existed on the lot on the date of the enactment of this By-law;
(E) Parking spaces must be provided:
   (i) for tenant parking at a minimum rate of 1.25 for each dwelling unit and a minimum of 80% must be located in a building; and
   (ii) for visitor parking at a minimum rate of 0.25 for each dwelling unit and 100% must be surface parking spaces;
(F) An ancillary building or structure used for waste storage may be located in the front or a side yard if:
   (i) it is wholly enclosed; and
   (ii) it is a minimum of 1.5 metres from a lot line that abuts a street;
(G) These lands must comply with exception 900.6.10(473); and
(H) A maximum of 8 visitor parking spaces may be located in a yard that abuts Kingston Rd.
Prevailing By-laws and Prevailing Sections: (None Apply)

(340) **Exception RM 340**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd.; and
   (ii) 7.0 metres in all other cases;
(B) An **ancillary building** or **structure** used for waste storage may be located in the front or a **side yard** if:
   (i) it is wholly enclosed; and
   (ii) it is a minimum of 1.5 metres from a **lot line** that abuts a **street**;
(C) The maximum height of a **building** is 8.0 metres;
(D) A minimum of 50% of the **lot area** must be **landscaped**;
(E) **Parking spaces** must be located in the **residential building**;
(F) **Parking space** must be provided at a minimum rate of 1.0 for each **dwelling unit**; and
(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(341) **Exception RM 341**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A **fourplex** is permitted on each **lot** on the registered plan;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
(C) The minimum **building setback** from a **side lot line** is 2.7 metres;
(D) The maximum **lot coverage** is equal to the percentage of the **lot** covered by the **residential building** on the date of the enactment of this By-law;
(E) The maximum **building** height is equal to the height of the **building** that existed on the date of the enactment of this By-law; and
(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(342) **Exception RM 342**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
(B) The minimum **building setback** for a **side lot line** that does not abut a **street** is 4.5 metres;
(C) The minimum **building setback** from a **rear lot line** is 7.5 metres;
(D) The maximum **lot coverage** is equal to the percentage of the **lot** covered by the **residential building** on the date of the enactment of this By-law;
(E) The maximum **building** height of a **building** is equal to the height of the **building** that existed on the date of the enactment of this By-law;
(F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**; and
(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(343) **Exception RM 343**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(B) The minimum **building setback** for a **side lot line** that does not abut a **street** is 1.5 metres;
(C) The minimum **building setback** from a **rear lot line** is 21.0 metres;
(D) The maximum **building height** of a **building** is 10.5 metres;
(E) The maximum **lot coverage** is equal to the percentage of the **lot** covered by the **residential building** on the date of the enactment of this By-law;
(F) The maximum **building height** of a **building** is equal to the height of the **building** that existed on the date of the enactment of this By-law;
(G) **Parking spaces** must be provided at a minimum rate of 1.8 for each **dwelling unit**;
(H) **Parking spaces** may be located in a **side yard** that abuts Dorset Rd.; and
(I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(344) **Exception RM 344**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd.; and
   (ii) 7.5 metres from a **lot line** abutting any other **street**;
(B) The minimum **building setback** from a **side lot line** is:
   (i) 6.0 metres if the **lot line** abuts a **street**; and
   (ii) in all other cases a distance equal to half the height of the **building**; and
(C) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(345) **Exception RM 345**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 2.0 metres;
(B) The minimum **building setback** from a **side lot line** is:
   (i) 1.4 metres if the **side lot line** abuts a **street**; and
   (ii) 0.6 metres in all other cases;
(C) The portion of **main wall** with an entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
(D) The minimum **building setback** from a **rear lot line** is 7.5 metres;
(E) The maximum **building height** is 11.0 metres;
(F) The maximum **lot coverage** is 30%;
(G) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**;
(H) These lands must comply with exception 900.6.10(473); and
(I) No portion of the **building** or projection from it is permitted to encroach into a yard that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(346) **Exception RM 346**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) One fourplex is permitted on a lot in a registered plan;
(B) The minimum building setback from a lot line that abuts a street is 36.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd., Eglinton Ave. or Markham Rd.;
(C) The maximum lot coverage is 33%;
(D) The minimum building setback for a below grade parking structures is a distance equal to half the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;
(E) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit; and
(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(347) Exception RM 347

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of 30 dwelling units are permitted;
(B) The minimum building setback from a lot line that abuts a street is:
   (i) 0 metres if the lot line abuts Bellamy Rd. S.; and
   (ii) 2.0 metres if the lot line abuts Kingston Rd.;
(C) The minimum building setback from a lot line that abuts a lot in an RD Zone is 0.6 metres;
(D) The minimum building setback from the easterly lot line is 5.0 metres;
(E) The maximum building height is 12.5 metres;
(F) The maximum lot coverage is 47%;
(G) The required parking space must be located in the residential building; and
(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(348) Exception RM 348

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(B) The minimum building setback from a side lot line that does not abut a street is 1.3 metres;
(C) The maximum building height is 11.0 metres;
(D) The maximum lot coverage is 33%;
(E) Parking space must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for resident parking; and
   (ii) 0.4 for each dwelling and used for visitor parking only; and
(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(350) Exception RM 350

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The only uses permitted are:
   (i) dwelling units in any residential building other than a detached house;
   (ii) group home;
   (iii) day nursery; and
   (iv) nursing home;

(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(C) The minimum building setback from a side lot line is 0.6 metres;

(D) The minimum building setback from a rear lot line is 7.5 metres;

(E) The maximum lot coverage is 33%;

(F) The maximum building height is 14.0 metres;

(G) A parking space may not be located in a side yard, rear yard or within 3.0 metres of a lot line that abuts a street;

(H) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for resident parking; and
   (ii) 0.6 for each dwelling unit and used for visitor parking only;

(I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(351) Exception RM 351
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The only building types permitted are detached house, semi-detached house and duplex;

(B) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(C) The minimum building setback from a rear lot line is 7.5 metres;

(D) The maximum height of a building is:
   (i) 9.1 metres if the building is a detached house or semi-detached house; and
   (ii) 12.2 metres for all other buildings;

(E) The maximum number of storeys is 3;

(F) The maximum lot coverage is 33%;

(G) Parking spaces must be provided at a minimum rate of:
   (i) 2.0 spaces for each dwelling unit and used for resident parking; and
   (ii) 0.2 spaces for each dwelling unit and used for visitor parking only;

(H) A minimum of 1 parking space for each dwelling unit must be located in the building with the dwelling unit for which it is required; and

(I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(352) Exception RM 352
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 22.0 metres, measured from the original centreline of the street, it the lot line abuts Scarborough Golf Club Rd.; and
(ii) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd.;

(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone;
   (ii) 7.5 metres to the side main wall of a building; and
   (iii) 10.5 metres in all other cases;

(C) The maximum building height is 9.0 metres;

(D) The maximum number of storeys is 2;

(E) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to half the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(F) The maximum lot coverage is 33%; and

(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(353) Exception RM 353
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 33.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd. Eglinton Ave. or Markham Rd.; and
   (ii) 7.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone;
   (ii) 7.5 metres to the side main wall of a building; and
   (iii) 10.5 metres in all other cases;

(C) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to half the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(D) The maximum lot coverage is 33%;

(E) An ancillary building used for storage of waste may be located in a front yard if:
   (i) it is a minimum of 1.5 from a lot line that abuts a street; and
   (ii) is entirely enclosed;

(F) Parking spaces must be provided at a minimum rate of 1.6 for each dwelling unit;

(G) A minimum of 1 parking space for each dwelling unit must be located in the building with the dwelling unit for which it is required;

(H) A minimum of 0.2 parking spaces for each dwelling unit must be used for surface parking; and

(I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(354) Exception RM 354
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 7.5 metres if the lot line abuts a lot in an RD, RS or RT zone; and
   (ii) 3.0 metres in all other cases;
(C) The maximum lot coverage is 50%;
(D) Parking spaces for resident use must be provided at a minimum rate of 1.0 spaces for each dwelling unit;
(E) In the residential building there must be one parking space for each dwelling unit;
(F) Parking spaces for visitor use must be provided at a minimum rate of:
   (i) 0.8 for each dwelling unit if the visitor parking spaces are located in a communal parking area; or
   (ii) 1.2 for each dwelling unit if:
      (a) one visitor parking space is located on each driveway in tandem with each parking space behind the main wall; and
      (b) The remaining visitor parking spaces are located in a communal parking area; and
(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(355) Exception RM 355
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) Only those buildings, structures and parking existing on the day of the enactment of this By-law are permitted;
  (B) The maximum lot coverage is 30%;
  (C) The part of a building used for below grade parking must be set back from a lot line that abuts a street is a distance equal to the greater of:
      (i) 3.0 metres; and
      (ii) a distance equal to half the vertical distance from the elevation of the surface of the lowest floor to the elevation surface grade at the lot line abutting the street;
  (D) An ancillary building used for storage of waste may be located in a front yard or side yard if:
      (i) it is a minimum of 1.5 from a lot line that abuts a street; and
      (ii) is entirely enclosed; and
  (E) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(356) Exception RM 356
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum building setback from a lot line is:
      (i) 9.0 metres if the lot line abuts Manse Rd. or Coronation Dr.;
      (ii) 10.5 metres from the easterly lot line;
      (iii) 6.0 metres from the northerly lot line if it is the side main wall of a townhouse building; and
      (iv) 10.5 metres in all other cases;
  (B) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;
  (C) The maximum lot coverage is 30%;
  (D) The maximum height of a building is the lesser of 3 storeys and 10.5 metres;
(E) An ancillary building used for the storage of waste may be located in a front yard or side yard if:
   (i) the building is fully enclosed; and
   (ii) the building is set back a minimum of 1.5 metres from a lot line;

(F) Parking spaces must be provided at a minimum rate of:
   (i) 1 for each dwelling unit for resident use and located in the residential building; and
   (ii) 0.2 for each dwelling unit and used for visitor parking at located at grade; and

(G) These lands must comply with exception 900.6.10(473).

Preceding By-laws and Preceding Sections: (None Apply)

(357) Exception RM 357
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Preceding By-laws and Preceding Sections.

Site Specific Provisions:

(A) 25.0 metres, measured from the original centreline of the street, is the minimum building setback if a lot line abuts Galloway Rd., Morningside Ave., Manse Rd. or Beechgrove Dr.;

(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 7.5 metres if it does not abut a street;
   (ii) 12.0 metres from a if it abuts a lot in a RD, RS or RT zone; and
   (iii) 10.5 metres in all other cases;

(C) The maximum lot coverage is 30%;

(D) The maximum height of a building is 8.0 metres;

(E) An ancillary building used for the storage of waste may be located in a front yard or side yard if:
   (i) the building is fully enclosed; and
   (ii) the building is set back a minimum of 1.5 metres from a lot line;

(F) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;

(G) A minimum of 60% of the area of the lot to be used for landscaping purposes.

(H) 20% of all parking spaces must be located at grade for visitor parking only;

(I) These lands must comply with exception 900.6.10(473); and

(J) Only those building, structures and parking spaces existing on the date of the enactment of this by-law are permitted.

Preceding By-laws and Preceding Sections: (None Apply)

(358) Exception RM 358
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Preceding By-laws and Preceding Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line is:
   (i) 31.0 metres, measured from the original centreline of the street, if a lot line abuts Lawrence Ave.; and
   (ii) 12.0 metres in all other cases;

(B) The maximum height of a building is 9.0 metres measured from average grade to the underside of the eaves;

(C) The maximum lot coverage is 30%;

(D) A minimum of 60% of the area of the lot to be used for landscaping purposes.

(E) Parking spaces must be provided at a minimum rate of:
   (i) 1 for each dwelling unit for resident use; and
   (ii) 0.125 each dwelling unit for to be located at grade for visitor parking only;

(F) A minimum of 67% of all parking spaces must be located under ground;
(G) Surface parking spaces for visitors are permitted in a yard if the parking space is located between the main wall of a building and the lot line abutting Valia Rd.; and
(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(359) Exception RM 359
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A townhouse is a permitted residential building type;
(B) The maximum number of dwelling units is 9;
(C) The maximum height of a building is the lesser of 3 storeys and 10.5 metres;
(D) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(E) The minimum building setback from a side lot line that does not abuts a street is 1.2 metres;
(F) The minimum building setback from a rear lot line that does not abuts a street is 4.8 metres;
(G) The maximum lot coverage is 30%;
(H) Parking spaces must be provided at a minimum rate of 2.0 for each dwelling unit;
   (i) One required parking space for each dwelling unit must be located in the residential building; and
   (J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(360) Exception RM 360
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum number of dwelling units is 6;
(B) The minimum building setback from a lot line that abuts a street is 7.5 metres;
(C) The maximum lot coverage is equal to the percentage of the lot covered by existing buildings on the date of the enactment of this By-law;
(D) A minimum area of 95 square metres in the front yard must be used for no other purpose than landscaping and a minimum area of 60 square metres in the side yard must be used for no other purpose than a recreational and amenity/playground area;
(E) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit;
(F) The required parking space for each dwelling unit must be located in the residential building;
(G) Despite regulations to the contrary, an apartment building is not a permitted building;
(H) These lands must comply with exception 900.6.10(473); and
   (I) No part of a dwelling unit may be located below grade in the basement.

Prevailing By-laws and Prevailing Sections: (None Apply)

(361) Exception RM 361
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum number of dwelling units is 16;
(B) The minimum building setback from a lot line is the greater of:
   (i) 6.0 metres from the north lot line and 18.5 metres from the south lot line, if the residential building is 58.0 metres or less from the front lot line;
   (ii) 3.0 metres from the north lot line and 1.5 metres from the south lot line, if the residential building is more than 58.0 metres from the front lot line;
(iii) 3.0 metres from a lot line that abuts a street; and
(iv) 4.0 metres from a lot line that abuts a lot in Open Space Zone category;

(C) The maximum height of a building is 11.5 metres;
(D) The maximum number of storeys of a building is 3;
(E) The maximum lot coverage is 40%;
(F) Parking spaces for resident use must be provided at a minimum rate of 2.0 for each dwelling unit;
(G) A minimum of one parking space, for each dwelling unit, must be located in the residential building; and
(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(362) Exception RM 362
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum number of dwelling units is 15;
(B) The minimum building setback from a lot line is the greater of:
   (i) 4.5 metres from the south lot line;
   (ii) 1.5 metres from a lot line that abuts Lawrence Ave.; and
   (iii) 4.3 metres from a side lot line;
(C) The maximum height of a building is the lesser of 2 storeys and 8.5 metres;
(D) The maximum lot coverage is 40%;
(E) Parking spaces must be provided at a minimum rate of 1.2 for each dwelling unit; and
(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(363) Exception RM 363
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr. is 22.0 metres measured from the original centreline of the street;
(B) The minimum building setback from side lot line or rear lot line that does not abut a street is:
   (i) 12.0 metres if the lot line abuts a lot in a RD, RS or RT zone;
   (ii) 7.5 metres if it is the side main wall of the building; and
   (iii) 10.5 metres in all other cases;
(C) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the greater of:
   (i) 3.0 metres; and
   (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;
(D) A minimum of 50% of the lot area must be used for landscaping;
(E) An ancillary building used for the storage of waste may be located in a front or side yard if it is a minimum of 1.5 metres from a lot line that abuts a street and it is wholly enclosed;
(F) The maximum lot coverage is 30%;
(G) Parking spaces for resident use must be provided at a minimum rate of 1.0 for each dwelling unit and must be located underground or in the residential building;
(H) Parking spaces for visitor use only must be provided at a minimum rate of 0.3 for each dwelling unit and must be located at grade; and
(364) Exception RM 364

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum number of dwelling units is 71;
(B) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the greater of:
   (i) 3.0 metres; and
   (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;
(C) A minimum of 50% of the lot area must be used for landscaping;
(D) An ancillary building used for the storage of waste may be located in a front or side yard if it is a minimum of 1.5 metres from a lot line that abuts a street and it is wholly enclosed;
(E) The maximum lot coverage is 30%;
(F) A minimum of 114 parking space must be provided;
(G) 25% of all parking spaces must be for visitor parking only; and
(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(365) Exception RM 365

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulations to the contrary, only dwelling units in an apartment building and a nursing home are permitted;
(B) The maximum height of a building is 15.0 metres;
(C) Parking spaces must be provided at a minimum rate of 2.0 for each dwelling unit;
(D) For each dwelling unit one required parking space must be located in the residential building and the second parking space must be located on the driveway in tandem with the parking space in the residential building;
(E) These lands must comply with exception 900.6.10(473);
(F) The maximum lot coverage is 40%; and
(G) The minimum building setback from a lot line is 1.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(366) Exception RM 366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum number of dwelling units is 30;
(B) The maximum height of a building is 11.5 metres;
(C) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) The minimum building setback from a side lot line that does not abut a street is 1.5 metres;
(E) The part of a main wall of a building that has a vehicle entrance to a parking space must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(F) The maximum lot coverage is 30%;
(G) Parking spaces must be provided at a minimum rate of 1.8 for each dwelling unit;
(H) One parking space for each dwelling unit must be located in the residential building;
(I) A minimum of 11% of all parking spaces must be for visitor parking; and
(J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(367) Exception RM 367

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Only those buildings, structures and parking existing on the day of the enactment of this By-law are permitted;
(B) The maximum height of a building is the lesser of 3 storeys and 10.0 metres;
(C) The portion of a below grade structure used for parking spaces must be located underground in the residential building;

(i) 3.0 metres; and
(ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;

(D) A minimum of 50% of the lot area must be used for landscaping;
(E) The maximum lot coverage is 30%;
(F) An ancillary building used for the storage of waste material and recyclable material may be located in a front yard or side yard if it is a minimum of 1.5 metres from a lot line that abuts a street and if it is wholly enclosed;
(G) Parking spaces for resident use must be provided at a minimum rate of 1.0 for each dwelling unit and must be located underground or in the residential building;
(H) Parking spaces for visitor use must be provided at a minimum rate of 0.2 for each dwelling unit and must be located at grade;
(I) A minimum 6.0 metres long driveway must be located in front of the vehicle entrance in the main wall of the residential building; and
(J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(368) Exception RM 368

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

(i) 36.0 metres, measured from the centreline of the street, if the lot line abuts Lawrence Ave.; and
(ii) 6.0 metres from all other streets;

(B) The minimum building setback from side lot line or rear lot line that does not abut a street is:

(i) 12.0 metres if the lot line abuts a lot in a RD, RS or RT zone;
(ii) 7.5 metres if it is the side main wall of the building; and
(iii) 10.5 metres in all other cases;

(C) The portion of a below grade structure used for parking spaces must be located underground or in the residential building;

(i) 3.0 metres; and
(ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;

(D) The maximum building height is the height of the building as it existed on the date of the enactment of this By-law;
(E) A minimum of 50% of the lot area must be used for landscaping;
(F) The maximum lot coverage is 30%;
(G) An ancillary building used for the storage of waste may be located in a front or side yard if it is a minimum of 1.5 metres from a lot line that abuts a street and it is wholly enclosed;
(H) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;
(I) A minimum of 80% of all parking spaces are be located below ground or in a building;
(J) A minimum of 20% of all parking spaces must be located at grade and used for visitor parking; and
(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(369) Exception RM 369
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum building height is the height of the building as it existed on the date of the enactment of this By-law;
(B) The minimum building setback from side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres if it is the side main wall of the building; and
   (ii) 10.5 metres in all other cases;
(C) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the greater of:
   (i) 3.0 metres; and
   (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;
(D) A minimum of 50% of the lot area must be used for landscaping;
(E) The maximum lot coverage is 30%;
(F) An ancillary building used for the storage of waste may be located in a front or side yard if it is a minimum of 1.5 metres from a lot line that abuts a street and it is wholly enclosed;
(G) Parking spaces must be provided at a minimum rate of 1.8 for each dwelling unit;
(H) One parking space for each dwelling unit must be located in the residential building;
(I) A parking space for visitors if located on the driveway must be in tandem with the parking space in the building; and
(J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(370) Exception RM 370
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum building height is the height of the building as it existed on the date of the enactment of this By-law;
(B) The minimum building setback from side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres if it is the side main wall of the building; and
   (ii) 10.5 metres in all other cases;
(C) The maximum lot coverage is 30%;
(D) An ancillary building used for the storage of waste material and recyclable material may be located in a front or side yard if it is a minimum of 1.5 metres from a lot line that abuts a street and it is wholly enclosed;
(E) Parking spaces must be provided at a minimum rate of:
(i) 1.0 for each dwelling unit for resident use and located in the residential building; and
(ii) 0.25 for each dwelling unit must be located on grade and used for visitor parking; and

(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(371) Exception RM 371
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres if the lot line abuts Lawrence Ave., measured from the original centreline of the street; and
   (ii) 6.0 metres in all other cases;
(B) The minimum building setback from lot line that does not abut a street is:
   (i) 4.5 metres from the easterly lot line;
   (ii) 7.5 metres from the westerly lot line; and
   (iii) 10.5 metres from the southerly lot line;
(C) The maximum building height is the height of the building as it existed on the date of the enactment of this By-law;
(D) The maximum lot coverage is 30%;
(E) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the greater of:
   (i) 3.0 metres; and
   (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;
(F) An ancillary building used for the storage of waste material and recyclable material may be located in a front or side yard if it is a minimum of 1.5 metres from a lot line that abuts a street and it is wholly enclosed;
(G) These lands must comply with exception 900.6.10(473); and
(H) Only building, structures and parking spaces existing on the date of the enactment of this by-law are permitted on these lands.

Prevailing By-laws and Prevailing Sections: (None Apply)

(372) Exception RM 372
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum building height is the lesser of 3 storeys and 10.0 metres;
(B) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(C) The maximum lot coverage is 30%;
(D) Parking spaces must be provided a minimum rate of 1.8 for each dwelling unit;
(E) A minimum of 1.0 parking space for each dwelling unit must be located in the residential building;
(F) A minimum of 11% of the required parking spaces must be used for visitor parking; and
(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(373) Exception RM 373
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 25.0 metres measured from the original centreline of the street, if the lot line abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.; and
   (ii) 9.0 metres if the lot line abuts any other street;
(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;
(C) A minimum 7.5 metre wide landscape strip is required all parts of a lot line that abut a lot in an RD or RS zone;
(D) Parking spaces must be provided a minimum rate of 1.25 for each dwelling unit; and
(E) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(374) Exception RM 374
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.6.10(23); and
   (B) A photography studio is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(375) Exception RM 375
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The lands must comply with exception 900.6.10(2); and
   (B) A seniors retirement house is permitted subject to the following:
      (i) the minimum east side yard setback is 1.7 metres;
      (ii) the minimum west side yard setback of the detached garage is 0.25 metres;
      (iii) the minimum north yard and west yard setbacks for projecting eaves is 0.0 metres; and
      (iv) a maximum of 14 residents plus one staff person are permitted to reside in the house.

Prevailing By-laws and Prevailing Sections: (None Apply)

(376) Exception RM 376
The lands or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) Despite regulation 10.5.40.70(1) and Clause 10.80.40.70, the required minimum building setbacks are as shown on Diagram 3 of By-law 157-2018;
   (B) Despite regulation 5.10.30.20(1), the lot line abutting Marina Avenue is the front lot line;
   (C) Despite regulation 5.10.40.70(2), an underground parking garage must be setback from the northerly lot line a minimum of 1.5 metres;
   (D) Despite Clause 10.80.40.80, the required minimum separation distance between Block 1 and Block 2 shown on Diagram 3 of By-law 157-2018 is 8.5 metres;
   (E) Despite regulation 10.5.40.10(1), the height of a building is the distance between the Canadian Geodetic Datum elevation of 86.50 metres and the elevation of the highest point of the building;
   (F) Despite regulation 10.5.40.10(3) and regulation 10.5.40.10(4), any equipment or structures used for the functional operation of the building, including mechanical penthouses, roof top stair enclosures, roof decks, railings and dividers, parapets, and architectural features, may exceed the permitted maximum height by 3.5 metres;
   (G) Section 200.15, regarding accessible parking spaces, does not apply; and

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(H) A temporary sales office is permitted in a building on these lands until three years from the date of enactment of this By-law for the purpose of marketing and sale of the dwelling units permitted on these lands, and no other provisions of this By-law apply to prevent the temporary sales office.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 157-2018 ]

(377) Exception RM 377

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.6.10(2); and
(B) A group home is permitted on the lands subject to the requirements of Section 150.15.

Prevailing By-laws and Prevailing Sections: (None Apply)

(378) Exception RM 378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Guildwood Parkway is 6.0 metres;
(B) The minimum building setback from a lot line that abuts Rowatson Rd. is 4.0 metres and where the vehicle entrance to a garage also faces the street, the vehicle entrance must be set back a minimum of 5.7 metres from a lot line that abuts Rowatson Rd.;
(C) The minimum building setback from a side lot line is:
   (i) 2.0 metres for an end wall from the north lot line; and
   (ii) 1.2 metres in all other cases;
(D) The required parking space must be located in the residential building;
(E) The maximum lot coverage is 33%;
(F) The maximum height of a building or structure is 3 storeys; and
(G) These lands must comply with exception 900.6.10(473).
   (I) Despite regulations to the contrary, buildings or structures used for the storage of refuse must be:
      (i) set back a minimum of 0.3 metres from a lot line; and
      (ii) enclosed by four walls and a roof;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 18, of former City of Scarborough by-law 9676.

(379) Exception RM 379

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Only the following building types are permitted:
   (i) detached house; and
   (ii) townhouse;
(B) Of the maximum number of permitted dwelling units:
   (i) a maximum of five dwelling units in townhouses must abut the lot line of Kingston Rd.; and
   (ii) a maximum of three dwelling units in detached houses must abut the lot line Crestwood Dr.;
(C) The minimum building setback from a lot line that abuts Kingston Rd. is 3.0 metres;
(D) The minimum building setback from a lot line that abuts Crestwood Dr. is 4.7 metres;
(E) The minimum building setback from the north lot line for the townhouses that abut Kingston Rd. is 0.6 metres;

(F) The minimum building setback from the north lot line for a detached house where the lot line abuts Crestwood Dr. is 1.2 metres;

(G) An unenclosed porch may encroach into the easterly yard of the detached house that abuts Crestwood Dr. a maximum of 1.8 metres;

(H) Parking spaces must be provided at a minimum rate of 2.0 spaces per dwelling unit and the required parking spaces must be located within the residential building;

(I) A minimum landscaping strip of 1.5 metres must be provided along the lot line that abuts Crestwood Drive;

(J) The maximum lot coverage is 44%;

(K) The maximum height of the building or structure is:

(i) 3 storeys excluding basements and 12.5 metres for townhouses; and

(ii) 2 storeys excluding basements and 9.0 metres for detached houses; and

(L) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(380) Exception RM 380
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Kingston Rd. is 3.0 metres;

(B) The vehicle entrance to a garage must be set back a minimum of 6.0 metres from a minimum 6.0 metre wide access lane;

(C) Parking spaces must be provided at a minimum rate of 1.25 spaces per dwelling unit;

(D) Of the required parking spaces:

(i) a minimum of 1.0 parking space must be located in the residential building for residents;

(ii) a minimum of 0.25 parking spaces must be surface spaces for visitors and this does not include the area in front of the entrance to a garage; and

(iii) the minimum dimension for enclosed parking space are 2.7 metres in width by 5.7 metres in length;

(E) The maximum gross floor area for a dwelling unit is 139 square metres;

(F) Despite regulations to the contrary, buildings or structures used for the storage of refuse must be:

(i) set back a minimum of 1.5 metres from a lot line that abuts a street; and

(ii) enclosed by four walls and a roof;

(G) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;

(H) The maximum lot coverage is 20%; and

(I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(381) Exception RM 381
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) One fourplex is permitted on a lot with a minimum of 19.5 metres frontage on a street and a minimum lot area of 929 square metres;

(B) The minimum building setback from a lot line that abuts Guildwood Parkway is 12.0 metres;

(C) The minimum building setback from a lot line that abuts Livingston Rd. is 20.5 metres, measured from the original centreline of the street;

(D) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(E) The minimum building setback from a side lot line is a distance equal to half the height of the building.
The minimum building setback from a rear lot line is 9.0 metres;

The maximum lot coverage is 33%; and

These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(382) Exception RM 382
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 7.5 metres;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) The maximum height of a building or structure is 3 storeys;

(D) The maximum lot coverage is 33%;

(E) The minimum building setback for a building or structure is the lesser of:
   (i) 76.0 metres from the top edge of the Scarborough Bluffs, or
   (ii) a horizontal distance of 137.0 metres from the water’s edge of Lake Ontario; and

(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(383) Exception RM 383
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The permitted maximum lot coverage is 40%.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(384) Exception RM 384
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts:
   (i) Midland Ave. is 12.0 metres; and
   (ii) Finch Ave. is 18.0 metres;

(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone;
   (ii) 7.5 metres from a side lot line; and
   (iii) 10.5 metres from a rear lot line;

(C) The maximum lot coverage is 30%;

(D) A minimum of 50% of the lot must be used for soft landscaping;

(E) Below grade structures are permitted in all required yards if they are not closer to a lot line that abuts a street than a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(F) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;

(G) Of the parking spaces required a minimum of:
   (i) 75% must be located in a building; and
   (ii) 20% of all parking spaces must be for visitor use; and
(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(385) Exception RM 385

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Midland Ave. is 25.0 metres, measured from the original centerline of the street;

(B) The minimum building setback from a side lot line or rear lot line is:

   (i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone; and
   (ii) 7.5 metres in other cases;

(C) The maximum lot coverage is 30%;

(D) A minimum of 60% of the lot must be used for soft landscaping;

(E) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit, and a minimum of 50% must be located in a building; and

(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(386) Exception RM 386

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Midland Ave. is 25.0 metres, measured from the original centerline of the street;

(B) The minimum building setback from a side lot line or rear lot line is:

   (i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone; and
   (ii) 7.5 metres in other cases;

(C) The maximum lot coverage is 30%;

(D) A minimum of 50% of the lot must be used for soft landscaping;

(E) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;

(F) Of the parking spaces required a minimum of:

   (i) 75% must be located in a building; and
   (ii) 20% of all parking spaces must be for visitor use; and

(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(387) Exception RM 387

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Midland Ave. is 25.0 metres, measured from the original centerline of the street;

(B) The minimum building setback from a side lot line or rear lot line is:

   (i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone; and
   (ii) 7.5 metres in other cases;

(C) The maximum lot coverage is 30%;
(D) A minimum of 60% of the lot must be used for soft landscaping;
(E) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;
(F) Of the parking spaces required a minimum of:
   (i) 75% must be located in a building; and
   (ii) 20% of all parking spaces must be for visitor use; and
(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

### Exception RM 388

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 9.0 metres if the lot line abuts Huntingwood Dr.; and
   (ii) 7.5 metres in all other cases;
(B) The minimum interior floor area for a dwelling unit is 102 square metres;
(C) The minimum building setback from a side lot line or rear lot line is 7.5 metres if the lot line abuts a lot in an RD, RS or RT zone;
(D) A yard that abuts a lot in an RD, RS or RT zone must be used for no other purpose than soft landscaping;
(E) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit, and a minimum of 50% must be located in a building; and
(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

### Exception RM 389

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 9.0 metres if the lot line abuts Huntingwood Dr.; and
   (ii) 6.0 metres from any other street;
(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;
(C) The minimum separation between the above ground main wall of two building is the distance equal to half the combined total height of the two buildings;
(D) The maximum lot coverage is 30%;
(E) A minimum of 50% of the lot must be used for soft landscaping;
(F) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit, and a minimum of 50% must be located in a building; and
(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

### Exception RM 390

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Alexmuir Blvd. is 12.0 metres;
(B) The minimum building setback from a side lot line or rear lot line is:
(i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone; and
(ii) 7.5 metres in other cases;

(C) The maximum lot coverage is 30%;

(D) A minimum of 50% of the lot must be used for soft landscaping;

(E) Below grade structures are permitted in all required yards if they are not closer to a lot line that abuts a street than a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(F) A building used for the storage of waste may be located in a yard that abuts a street, if it is a minimum of 1.5 metres from the lot line and the building is entirely enclosed; and

(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(391) Exception RM 391
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Brimley Rd. is 9.0 metres;

(B) The minimum building setback from a side lot line or rear lot line is 7.5 metres;

(C) The maximum lot coverage is 30%;

(D) A minimum of 50% of the lot must be used for soft landscaping;

(E) Below grade structures are permitted in all required yards if they are not closer to a lot line that abuts a street than a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(F) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;

(G) Of the parking spaces required a minimum of:

(i) 75% must be located in a building; and

(ii) 20% of all parking spaces must be for visitor use;

(H) These lands must comply with exception 900.6.10(473);

(I) A swimming pool existing on the date of the enactment of this By-law may be located in a yard that abuts Brimwood Blvd.; and

(J) A free-standing recreation building is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(392) Exception RM 392
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(B) A minimum of 50% of the lot must be used for soft landscaping;

(C) In addition to regulations (A) and (B) above, the lands must be developed according to regulations (D) or (E) but not both;

(D) If the lands are developed for a Detached house, Semi-detached house, Duplex, Townhouse, Apartment building or a building other than those listed that has a maximum of four dwelling units sharing one common entrance to the building, then the following regulations apply:

(i) the maximum number of dwelling units must not be more than 1 dwelling unit for each 161 square metres of lot area;

(ii) the minimum building setback from a side lot line and rear lot line that does not abut a street is a distance equal to half the height of the building;

(iii) the maximum height of a building or structure is the lesser of 13.5 metres and 4 storeys;
(iv) **amenity space** must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of fifty (50). If the total amount of **amenity space** required for all **dwelling units** exceeds 93 square metres, then the required **amenity space** must be provided in two or more rooms, with each room having an **interior floor area** of not less than 46 square metres and not more than 93 square metres;

(v) **parking spaces** must be provided at a minimum rate of 1.12 for each **dwelling unit**; and

(vi) of the **parking spaces** required a minimum of:

(a) 65% must be located in a **building**; and

(b) 11% of all **parking spaces** must be for visitor use;

(E) These lands must comply with exception 900.6.10(473); and

(F) If the lands are developed for a **Detached house**, **Semi-detached house**, **Duplex** or a **building** other than those listed that has a maximum of four **dwelling units** sharing one common entrance to the **building**, then the following regulations apply:

(i) the maximum number of **dwelling units** must not be more than 1 for each 269 square metres of **lot area**;

(ii) the minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres;

(iii) the maximum **lot coverage** is 30%;

(iv) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;

(v) of the **parking spaces** required a minimum of:

(a) 75% must be located in a **building**; and

(b) 20% of all **parking spaces** must be for visitor use; and

(vi) below grade **structures** are permitted in all required yards if they are not closer to a **lot line** that abuts a **street** than a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(394) **Exception RM 394**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is:

(i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;

(ii) 7.5 metres from a **side lot line**; and

(iii) 10.5 metres from a **rear lot line**;

(C) The maximum **lot coverage** is 30%;

(D) The maximum height of the **building** from grade to the underside of the eaves is 8.0 metres;

(E) A minimum of 50% of the **lot** must be used for **soft landscaping**;

(F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;

(G) Of the **parking spaces** required a minimum of:

(i) 75% must be located in a **building**; and

(ii) 20% of all **parking spaces** must be for visitor use;

(H) Below grade **structures** are permitted in all required yards if it is not closer to a **lot line** that abuts a **street** than a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

(I) These lands must comply with exception 900.6.10(473); and

(J) The lands may also be used for a **place of worship**, if it is the only use on the lands covered by this exception and the lands comply with all the following:
(i) the minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
(ii) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
(iii) the minimum separation between the above ground **main wall** of two **buildings** is the distance equal to half the combined total height of the two **buildings**; and [ By-law: 0559-2014 (OMB PL130592) ]
(iv) the maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(395) **Exception RM 395**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
(B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
   (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
   (ii) 7.5 metres from a **side lot line**; and
   (iii) 10.5 metres from a **rear lot line**;
(C) The maximum **lot coverage** is 30%;
(D) The maximum height of the **building** from grade to the underside of the eaves is 8.0 metres;
(E) A minimum of 50% of the **lot** must be used for **soft landscaping**;
(F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
(G) Of the **parking spaces** required a minimum of:
   (i) 75% must be located in a **building**; and
   (ii) 20% of all **parking spaces** must be for visitor use; and
(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(396) **Exception RM 396**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**
(A) The minimum **building setback** from a **lot line** that abuts McCowan Rd. or Sandhurst Circle is 9.0 metres;
(B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
   (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
   (ii) 7.5 metres from a **side lot line**; and
   (iii) 10.5 metres from a **rear lot line**;
(C) The maximum **lot coverage** is 30%;
(D) Below grade **structures** are permitted in all required yards if they are not closer to a **lot line** that abuts a **street** than a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
(E) A minimum of 50% of the **lot** must be used for **soft landscaping**;
(F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
(G) Of the **parking spaces** required a minimum of:
   (i) 75% must be located in a **building**; and
   (ii) 20% of all **parking spaces** must be for visitor use; and
(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RM 397
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 18.0 metres if the lot line abuts McCowan Rd.; and
   (ii) 9.0 metres if the lot line abuts Sandhurst Circle;

(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone; and
   (ii) 7.5 metres from a side lot line; and
   (iii) 10.5 metres from a rear lot line;

(C) The maximum lot coverage is 30%;

(D) A minimum of 50% of the lot must be used for soft landscaping;

(E) Below grade structures are permitted in all required yards if it is not closer to a lot line that abuts a street than the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(F) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;

(G) Of the parking spaces required a minimum of:
   (i) 75% must be located in a building; and
   (ii) 20% of all parking spaces must be for visitor use;

(H) A building used for the storage of waste may be located in a yard that abuts a street, if it is a minimum of 1.5 metres from the lot line and the building is entirely enclosed; and

(I) These lands must comply with exception 900.6.10(473).

Exception RM 398
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If land is located within 90 metres of lot line abutting Sandhurst Circle then the maximum building height is 10.5 metres and 3 storeys; [By-law: 0559-2014 (OMB PL130592)]

(B) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres if the lot line abuts Sandhurst Circle or Exchequer Place;
   (ii) 6.0 metres if the lot line abuts Finch Ave. or McCowan Rd. and the building has a height of 10.5 metres and three storeys or less; and
   (iii) 14.0 metres if the lot line abuts Finch Ave. or McCowan Rd. and the building has a height of more than 10.5 metres and three storeys;

(C) A balcony, porch or canopy may encroach into a required building setback between the main wall of the building and a lot line abutting a street, if the balcony, porch or canopy does not have a length of more than 4.0 metres along the main wall of the building;

(D) A below grade structure must be set back a minimum of 3.0 metres from a lot line that abuts a street unless the lot line abuts Exchequer Place for which no setback is required;

(E) Amenity space must be provided at a minimum rate of 1.5 square metres for each dwelling unit;

(F) Parking spaces must be provided at a minimum rate of 1.4 for each dwelling unit, of which 1.0 for each dwelling unit must be for resident use and 0.2 for each dwelling unit must be for at grade visitor parking; and

(G) These lands must comply with exception 900.6.10(473).
Prevailing By-laws and Prevailing Sections: (None Apply)

(399) Exception RM 399
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum building height is the lesser of 13.5 metres and 4 storeys;
(B) The minimum building setback from a side lot line and rear lot line that does not abut a street is a distance equal to half the height of the building;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 12.0 metres from Middlefield Rd.,
   (ii) 9.0 metres from Richmond Park Blvd.
(D) A minimum of 50% of the lot must be used for soft landscaping;
(E) Below grade structures are permitted in all required yards if they are not closer to a lot line that abuts a street than the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;
(F) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;
(G) Of the parking spaces required a minimum of:
   (i) 65% must be located in a building; and
   (ii) 11% of all parking spaces must be for visitor use; and
(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(400) Exception RM 400
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Sandhurst Circle; and
   (ii) 4.5 metres in all other cases;
(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone;
   (ii) 7.5 metres from a side lot line; and
   (iii) 10.5 metres from a rear lot line;
(C) The maximum lot coverage is 30%;
(D) A minimum of 50% of the lot must be used for soft landscaping;
(E) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;
(F) Of the parking spaces required a minimum of:
   (i) 75% must be located in a building and directly accessible from a dwelling unit; and
   (ii) 20% of all parking spaces must be on grade and for visitor use;
(G) Below grade structures are permitted in all required yards if they are not closer to a lot line that abuts a street than the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;
(H) A **building** used for the storage of waste may be located in a yard that abuts a **street**, if it is a minimum of 1.5 metres from the **lot line** and the **building** is entirely enclosed; and

(I) These lands must comply with exception 900.6.10(473).

**Prevailing By-laws and Prevailing Sections: (None Apply)**

**(401) Exception RM 401**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Rd.; and

   (ii) 9.0 metres if the **lot line** abuts Huntingwood Dr.;

(B) The minimum **building setback** from a **lot line** that abuts a **lot** in a RD, RS or RT zone is 7.5 metres and that setback must be used for **soft landscaping**;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**.

(D) The minimum separation between the above ground **main wall** of two **buildings** is the distance equal to half the combined total height of the two **buildings**. [By-law: 0559-2014 (OMB PL130592)]

(E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

(F) A minimum of 50% of the **parking spaces** must be in a **building**; and

(G) These lands must comply with exception 900.6.10(473).

**Prevailing By-laws and Prevailing Sections: (None Apply)**

**(402) Exception RM 402**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 6.0 metres for the part of **main wall** with a **vehicle** entrance to a **parking space**; and

   (ii) 3.0 metres in all other cases;

(B) **Parking spaces** must be provided at a minimum rate of 1.6 for each **dwelling unit**; and

(C) Of the required **parking spaces** a minimum of:

   (i) 1.0 for each **dwelling unit** is for resident parking; and

   (ii) 0.2 for each **dwelling unit** is for visitor parking.

**Prevailing By-laws and Prevailing Sections: (None Apply)**

**(403) Exception RM 403**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 6.0 metres for the part of **main wall** with a **vehicle** entrance to a **parking space**; and

   (ii) 3.0 metres in all other cases;

(B) **Parking spaces** must be provided at a minimum rate of 1.6 for each **dwelling unit**, of which:

   (i) a minimum of 1.4 for each **dwelling unit** is for resident parking; and

   (ii) a minimum of 0.2 for each **dwelling unit** is for visitor parking; and
(C) A minimum of 70% of the required resident parking spaces must be in a building or below grade parking structure.

Prevailing By-laws and Prevailing Sections: (None Apply)

(404) Exception RM 404
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a road is:
   (i) 12.0 metres if the lot line abuts Sewells Rd. or McLevin Avenue; and
   (ii) 9.0 metres in all other cases;

(B) The minimum building setback from a lot line that does not abut a street is:
   (i) 12.0 metres if the lot line abuts a lot in a RD, RS or RT zone; and
   (ii) in all other cases:
      (a) 7.5 metres from a side main wall to a lot line; and
      (b) 10.5 metres from a rear main wall to a lot line;

(C) A minimum of 50% of the lot area must be soft landscaping;

(D) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(E) A building used for the storage of waste is permitted in a yard that abuts a street if:
   (i) it is wholly enclosed with walls and a roof; and
   (ii) is located a minimum of 1.5 metres from a lot line that abuts a street;

(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.3 parking spaces per dwelling unit for residents; and
   (ii) 0.2 parking spaces per dwelling unit must be provided for visitors; and

(G) Of the required Resident parking spaces:
   (i) a minimum of 1.0 parking space per dwelling unit must be either in an attached garage or below grade; and
   (ii) a maximum of 0.3 parking spaces per dwelling unit may be provided in tandem together with enclosed parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(405) Exception RM 405
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 6.0 metres for the part of main wall with a vehicle entrance to a parking space;
   (ii) 6.0 metres if the lot line abuts Sewells Rd. or McLevin Avenue; and
   (iii) 3.0 metres in all other cases;

(B) The minimum building setback from a lot line that does not abut a street is 6.0 metres;

(C) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(D) A minimum of 45% of the lot areas must be used for soft landscaping;

(E) Parking spaces must be provided at a minimum rate of:
   (i) 1.4 parking spaces per dwelling unit for residents; and
   (ii) 0.2 parking spaces per dwelling unit must be provided for visitors; and

(F) Of the required resident parking spaces, a minimum of 1.0 parking space per dwelling unit must be either in an attached garage or below grade;

Prevailing By-laws and Prevailing Sections: (None Apply)

(406) Exception RM 406
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 9.0 metres;
(B) The minimum building setback from a side lot line or rear lot line is 10.5 metres;
(C) The maximum lot coverage is 30%;
(D) A minimum of 50% of the lot area must be used for soft landscaping;
(E) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for resident parking; and
   (ii) 0.25 for each dwelling unit and used for surface visitor parking;

(G) A resident parking space must be located in a building or structure; and

(H) A building used for the storage of waste is permitted in a yard that abuts a street if:
   (i) it is wholly enclosed with walls and a roof; and
   (ii) is located a minimum of 1.5 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(407) Exception RM 407
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback is 9.0 metres from a front lot line that abuts Sheppard Ave., Neilson Rd., Sewells Rd., Brenyon Way or Wickson Trail;
(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone; and
   (ii) 10.5 metres in all other cases;
(C) The maximum lot coverage is 30%;
(D) The maximum building height is 10.5 metres;
(E) A minimum of 50% of the lot area must be used for soft landscaping;
(F) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;
(G) **Parking spaces** must be provided at a minimum rate of:
   (i) 1.0 for each **dwelling unit** and used for resident parking; and
   (ii) 0.25 for each **dwelling unit** and used for surface visitor parking;

(H) A resident **parking space** must be located in a **building** or **structure**; and
   (i) it is wholly enclosed with walls and a roof; and
   (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(408) **Exception RM 408**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** is 9.0 metres from a **front lot line** that abuts Sheppard Ave., Neilson Rd., Sewells Rd., Brenyon Way or Wickson Trail;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
   (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone; and
   (ii) 10.5 metres in all other cases;

(C) The maximum **lot coverage** is 30%;

(D) The maximum **building** height is the lesser of 10.5 metres and 3 **storeys**;

(E) A minimum of 50% of the **lot area** must be used for **soft landscaping**;

(F) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

(G) **Parking spaces** must be provided at a minimum rate of:
   (i) 1.0 for each **dwelling unit** and used for resident parking; and
   (ii) 0.25 for each **dwelling unit** and used for surface visitor parking;

(H) The required resident **parking space** must be located in the **residential building**;
   (i) The **vehicle** entrance in the main **building** must be set back a minimum of 6.0 metres from a **street** or **lane**;
   (J) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
      (i) it is wholly enclosed with walls and a roof; and
      (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**; and

(K) Visitor **parking spaces** may be located in a yard that abuts Wickson Trail if they are a minimum of 9.0 metres from the **lot line** that abuts Wickson Trail.

Prevailing By-laws and Prevailing Sections: (None Apply)

(409) **Exception RM 409**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:
   (i) 36.0 metres, if the **lot line** abuts Sheppard Ave., and measured from the original centreline of the **street**; and
   (ii) 7.5 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
(i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone; and
(ii) 10.5 metres in all other cases;

(C) The maximum lot coverage is 30%;
(D) The maximum building height is 10.5 metres;
(E) A minimum of 50% of the lot area must be used for soft landscaping;
(F) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(G) Parking spaces must be provided at a minimum rate of:
   (i) 1.6 for each dwelling unit and used for resident parking; and
   (ii) 0.2 for each dwelling unit and used for surface visitor parking;

(H) A minimum of 1.0 resident parking space for each dwelling unit must be located in the residential building; and
(I) A building used for the storage of waste is permitted in a yard that abuts a street if:
   (i) it is wholly enclosed with walls and a roof; and
   (ii) is located a minimum of 1.5 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(410) Exception RM 410
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 14.0 metres, if the lot line abuts Sheppard Ave.; and
   (ii) 7.5 metres in all other cases;
(B) The minimum building setback from a side lot line or rear lot line is:
   (i) 12.0 metres if the lot line abuts a lot in an RD, RS or RT zone; and
   (ii) 10.5 metres in all other cases;
(C) The maximum lot coverage is 30%;
(D) A minimum of 50% of the lot area must be used for soft landscaping;
(E) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;
(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for resident parking; and
   (ii) 0.3 for each dwelling unit and used for surface visitor parking; and
(G) A building used for the storage of waste is permitted in a yard that abuts a street if:
   (i) it is wholly enclosed with walls and a roof; and
   (ii) is located a minimum of 1.5 metres from a lot line that abuts a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(411) Exception RM 411
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 22.0 metres if the **lot line** abuts Warden Ave.; and
   (ii) 5.7 metres in all other cases;
(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
(C) The maximum **building** height is the height of the **building** as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(412) **Exception RM 412**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres;
(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
(C) The maximum **building** height is the height of the **building** as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(414) **Exception RM 414**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of 11 **detached houses** are permitted;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 6.5 metres if the **lot line** abuts Kingston Rd.; and
   (ii) 2.7 metres if the **lot line** abuts Birchmount Rd.;
(C) The minimum **building setback** from a **lot line** that does not abut a **street** is:
   (i) 2.7 metres if it is from the side wall of the **building**; and
   (ii) 5.7 metres in all other cases;
(D) The maximum height of a **building** with a **dwelling unit** is the lesser of 4 **storeys** and 14.0 metres;
(E) The maximum **lot coverage** is 30%
(F) A minimum of 50% of the **lot area** must be used for **landscaping**;
(G) The minimum **building setback** for a below grade parking **structure** from a **lot line** is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
(H) A **building** or **structure** used for the storage of waste may be located in a yard that abuts a **street** if it is wholly enclosed and a minimum of 1.5 metres from any **lot line**;
(I) Parking must be provided on the following basis:
   (i) a minimum of one **parking space** per **dwelling unit** must be located in the **residential building**; and
   (ii) a minimum of one **parking space** per **dwelling unit** must be provided for visitors and located in tandem with the **parking space** in (i) above;
(J) The following lands must be used for **landscaping**:
   (i) a minimum of 5.7 metre wide strip of land along the Kingston Rd. frontage excluding from that area a bus shelter;
   (ii) a minimum 2.7 metre wide strip of land along the easterly **lot line**;
(iii) a minimum 5.7 metre wide strip of land along the southerly lot line; and
(iv) a minimum 2.7 metre wide strip of land along the Birchmount Rd. frontage excluding from that area a 6.0 metre wide combined egress and ingress; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(417) Exception RM 417
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 7.5 metres;
(B) The minimum building setback from a side lot line or rear lot line is 12.0 metres;
(C) The maximum lot coverage is 30%;
(D) A minimum of 50% of the lot area must be used for no other purpose than landscaping;
(E) A building used for the storage of waste is permitted in a yard that abuts a street if:
   (i) it is wholly enclosed with walls and a roof; and
   (ii) is located a minimum of 1.5 metres from a lot line that abuts a street;
(F) The minimum building setback for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;
(G) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit, to be located in the residential building and attached to the dwelling unit for which it is required and used for resident parking; and
   (ii) 0.25 for each dwelling unit, to be used as visitor parking and located at grade; and
(H) The maximum number of storeys is 2.

Prevailing By-laws and Prevailing Sections: (None Apply)

(418) Exception RM 418
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback is 13.5 metres from the lot line abutting a street within 30 metres from the north side lot line, 19.5 metres thereafter;
(B) The minimum building setback from a side lot line is:
   (i) 7.5 metres from the north side lot line within 75 metres from the street line.
   (ii) 7.5 metres from the south side lot line within 100 metres from the street line.
   (iii) 2.4 metres in all other cases.
(C) The maximum number of storeys is 2;
(D) The maximum lot coverage is 30%;
(E) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for resident parking; and
   (ii) 0.6 for each dwelling unit and used for visitor parking; and
(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(419) Exception RM 419
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) a minimum of 3.0 metres and a maximum of 6.0 metres from the street line of Finch Ave.; and
   (ii) and in all other cases, 3.0 metres except that the main wall with the vehicle entrance to a parking space must be set back a minimum of 6.0 metres;

(B) The minimum building setback from a side lot line is 1.0 metres on one side only;

(C) The maximum lot coverage is 50%; and

(D) The maximum floor space index for the lot is 1.8, and for this exception Gross Floor Area means the aggregate of the areas of each floor above grade measured between the exterior walls of the building or structure at the level of each floor including any part of the building or structure above grade used for the storage or parking of motor vehicles, locker storage and laundry facilities, but excluding any part of the building or structure used for retail commercial purposes open to the public and any area used for recreational or mechanical purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

(420) Exception RM 420
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 18.0 metres, if the lot line abuts Finch Ave. and Warden Ave.;
   (ii) 12.0 metres, if the lot line abuts Bridletowne Circle and Birchmount Rd.; and
   (iii) 9.0 metres in all other cases;

(B) The minimum building setback from a side lot line and rear lot line is 7.5 metres;

(C) A yard that abuts a lot in a RS or RD zone must be used for landscaping;

(D) A minimum of 50% of the lot area must be used for no other purpose than landscaping;

(E) The maximum lot coverage is 30%;

(F) The maximum height of the building wall between established grade and the underside of the eaves is 8.0 metres; [By-law: 0559-2014 (OMB PL130592)]

(G) A minimum of 50% of the lot area must be used for landscaping;

(H) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;

(I) Of the required parking spaces:
   (i) a minimum of 75% must be located in a building or in a structure below grade; and
   (ii) a minimum of 20% of all required parking spaces must be for visitor parking;

(J) A below grade parking structure is permitted in a front yard, if it is set back a minimum distance equal to the vertical distance between the elevation of the surface of the lowest floor of the structure to the average elevation at the front lot line; and

   [By-law: 0559-2014 (OMB PL130592)]

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(421) Exception RM 421
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 3.0 metres, except that the portion of the main wall with a vehicle entrance to a parking space must be set back a minimum of 6.0 metres;
(B) The maximum height of the building wall between established grade and the underside of the eaves is 7.5 metres; [By-law: 0559-2014 (OMB PL130592)]

(C) Parking spaces must be provided at a minimum rate of 1.4 for each dwelling unit; and

(D) Of the required parking spaces:
   (i) a minimum of 1.0 parking space for each dwelling unit must be located in a building or in a below grade structure; and
   (ii) a minimum of 0.25 parking spaces for each dwelling unit must be used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(422) Exception RM 422

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 22.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line and rear lot line is:
   (i) 10.5 metres if the lot line abuts a lot in a RD or RS zone; and
   (ii) a distance equal to half the height of the building in all other cases;

(C) The maximum height of the building wall between established grade and the underside of the eaves is 8.0 metres; [By-law: 0559-2014 (OMB PL130592)]

(D) A minimum 1.5 metre wide strip of land used for soft landscaping must be provided along the portion of a lot line that abuts a lot in the RD zone;

(E) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit; of which:
   (i) a minimum of 75% must be located in a building or in a structure below grade;
   (ii) a minimum of 20% of all required parking spaces must be for visitor parking;

(F) A minimum of 60% of the lot area must be used for no other purpose than landscaping;

(G) The maximum lot coverage is 30%;

(H) Amenity space must be provided inside a building at a minimum rate of 2.4 square metres for each dwelling unit; and

(I) In addition to the uses permitted in the zone, one place of worship is permitted if it complies with the following:
   (i) it is located on Part Lot 26, Concession "D": Being lands bounded on the west by Midland Ave., on the north by the H.E.P.C. right-of-way and Registered Plan M669 on the east by the Institutional Uses-Radio Station, on the south by the Registered Plan 3391;
   (ii) the building must be set back from a lot line that abuts Midland Ave. a minimum of 25.0 metres, measured from the original centreline of the street;
   (iii) the maximum lot coverage is 40%; and
   (iv) the minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(423) Exception RM 423

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 7.5 metres;

(B) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building;

(C) The maximum height of the building wall between established grade and the underside of the eaves is 8.0 metres; [By-law: 0559-2014 (OMB PL130592)]
(D) The maximum **lot coverage** is 35%; and

(E) A maximum four **dwelling units**, which may be in the form of a **fourplex**, per parcel of land with a minimum 21 metres frontage on a public **street** and a minimum area of 780 square metres; or a maximum one **dwelling unit** per parcel of land with a minimum of 5.25 metres frontage on a public **street** and a minimum area of 195 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RM 424**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;

(B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RM 425**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **lot frontage** for each **dwelling unit** is 5.2 metres;

(B) The minimum **lot area** for each **dwelling unit** is 120.0 squares;

(C) The minimum **building setback** from a **front lot line** is 4.0 metres, except that the portion of a **main wall** with a **vehicle** entrance to a **parking space** must be set back a minimum of 6.3 metres;

(D) The minimum **building setback** from a **side lot line** is 1.4 metres;

(E) The minimum **building setback** from a **rear lot line** is 6.5 metres; and

(F) The maximum **building** height is the lesser of 3 **storeys** and 10.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RM 426**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** is 7.5 metres;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is:

   (i) 6.0 metres if the setback is to the side **main wall** of the **building**; and

   (ii) 10.5 metres in all other cases;

(C) The maximum **lot coverage** is 30%;

(D) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:

   (i) it is a wholly enclosed **building**; and

   (ii) it is located a minimum of 1.5 metres from a **lot line** that abuts a **street**;

(E) **Parking spaces** for resident use must be provided at a minimum rate of 1.0 for each **dwelling unit** and must be located below grade or in a garage; and

(F) **Parking spaces** for visitor parking must be provided at a minimum rate of 0.25 for each **dwelling unit** and must be located at ground level.

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception RM 427**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that does not abut a street is a distance equal to half the height of the building;

(B) The minimum separation between the above ground main walls of two buildings on a lot is a distance equal to half the combined total height of the two buildings;

(C) [Deleted] [By-law: 0559-2014 (OMB PL130592)]

(D) The maximum height of the building wall between established grade and the underside of the eaves is 8.0 metres; [By-law: 0559-2014 (OMB PL130592)]

(E) A building used for the storage of waste is permitted in a yard that abuts a street if:
   (i) it is a wholly enclosed building; and
   (ii) it is located a minimum of 1.5 metres from a lot line that abuts a street;

(F) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;

(G) Of the required parking spaces:
   (i) a minimum of 75% must be located below ground or in the residential building; and
   (ii) a minimum of 20% must be for visitor use and located at ground level;

(H) A below grade parking structures may be permitted in a front yard if it is set back the greater of:
   (i) a minimum of 3.0 metres; and
   (ii) a minimum distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and

(I) A minimum of 45% of the lot area must be used for no other purpose than landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(430) Exception RM 430
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) The lands municipally known as 1120-1132 Weston Rd. must comply with City of Toronto by-law 1029-2006.

(432) Exception RM 432
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum number of dwelling units is 14;

(B) The minimum building setback from a front lot line is 1.2 metres;

(C) The maximum lot coverage is 46%;

(D) The minimum building setback from a side lot line is 6.0 metres;

(E) The maximum height of a building is the lesser of 4 storeys and 10.5 metres; and

(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling for resident use and located in an building or structure; and
   (ii) 0.1 space for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(433) Exception RM 433
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On these lands municipally known as 15 Primrose Ave., City of Toronto by-law 75-2006.

(435) Exception RM 435
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from Birchmount Rd. is 25.0 metres measured from the original centreline of the street;

(B) The minimum building setback from a side lot line or rear lot line is the distance equal to half the height of the building;

(C) The minimum separation between the above ground main wall of two building on the same lot is the distance equal to half the combined total height of the two buildings;

(D) The maximum lot coverage is 25%;

(E) The minimum elevation of the floor of the basement of the building must be a minimum of 3.5 metres above the invert of the Massey Creek;

(F) A minimum 1.5 metres wide landscaped strip of land must be provided along the entire length of the portion of a lot line that abuts a lot in the Residential Zone category;

(G) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;

(H) A minimum of f required parking space must be located in a garage in the rear yard; and

(I) All roofs to be pitched with a rise of 1.0 metres in 4.0 metres including garages.

Prevailing By-laws and Prevailing Sections: (None Apply)

(436) Exception RM 436
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from Kennedy Rd. is 25.0 metres measured from the original centre line of the street;

(B) The minimum building setback from a side lot line or rear lot line is the distance equal to half the height of the building;

(C) The minimum separation between the above ground main wall of two building on the same lot is the distance equal to half the combined total height of the two buildings;

(D) The maximum lot coverage is 30%;

Prevailing By-laws and Prevailing Sections: (None Apply)

(439) Exception RM 439
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Lawrence Ave. is 25.0 metres;

(B) The minimum building setback from a side lot line and rear lot line that does not abut a street is a distance equal to half the height of the building;

(C) The minimum separation distance between the above ground main walls of two buildings that are on the same lot is a distance equal to half the total combined height of the two buildings;

(D) The maximum lot coverage is 30%;
(E) Each dwelling unit must have an individual access to the outdoors at grade level; or, not more than two dwelling units must have a common access to the exterior of the building at grade level;
(F) A building may not contain more that 3 dwelling units; and
(G) Parking spaces must be provided at a minimum rate of 1.5 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(442) **Exception RM 442**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres if the lot line abuts Morningside Ave. and Ellesmere Rd.; and
   (ii) 9.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall;
   (ii) 12.0 metres if the lot line abuts a lot in an RD or RS zone; and
   (iii) 10.5 metres in all other cases;

(C) The maximum lot coverage is 60%;

(D) A minimum of 60% of the area of the lot not covered by buildings, driveway and required parking space must be soft landscaping;

(E) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit; and

(F) Of the required parking spaces, 75% must be for resident use and located in a below grade parking structure, and 20% must be used for visitor parking;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 25, of former City of Scarborough by-law 11883.

(443) **Exception RM 443**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum building setback from a lot line that abuts a street is 12.0 metres;

(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is:
   (i) 7.5 metres for an end wall;
   (ii) 12.0 metres if the lot line abuts a lot in an RD or RS zone; and
   (iii) 10.5 metres in all other cases;

(C) The maximum lot coverage is 30%;

(D) The maximum height of the main wall from established grade to the underside of the eaves is 7.5 metres;

(E) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;

(F) Of the required parking spaces, 75% must be for resident use and located in a below grade parking structure, and 20% must be used for visitor parking;

(G) A minimum of 60% of the lot area must be landscaped; and

(H) The maximum permitted height of a building is the lawful height of the tallest lawfully existing building on the lot. [By-law: 0559-2014 (OMB PL130592)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(444) **Exception RM 444**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 15.0 metres if the lot line abuts Warden Ave.;
   (ii) 12.0 metres if the lot line abuts Birchmount Rd.; and
   (iii) 9.0 metres in all other cases, except that an end wall may be a minimum of 6.0 metres from the street line of Cass Ave.;

(B) The minimum building setback from a side lot line and rear lot line is:
   (i) 6.0 metres if the wall is an end wall; and
   (ii) 9.0 metres in all other cases;

(C) The maximum height of the main wall from established grade to the underside of the eaves is 7.5 metres;

(D) A minimum of 50% of the lot area must be landscaped;

(E) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(F) Parking spaces provided in excess of the minimum required by this By-law must be used for visitor parking spaces.

(G) An ancillary building may be located in a yard that abuts a street if it is:
   (i) wholly enclosed;
   (ii) used only for waste storage; and
   (iii) at least 1.5 metres from all lot lines; and

(H) The maximum height building is the height of the tallest building on the lot on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(445) Exception RM 445
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of 208 dwelling units per block as shown on a Registered Plan;

(B) The minimum building setback is:
   (i) 3.0 metres from a lot line that abuts Neilson Rd.;
   (ii) 2.0 metres from a lot line that abuts any other street; and
   (iii) 30.0 metres from a lot line that abuts a railway right-of-way;

(C) The maximum height of a building is the lesser of 4 storeys and 16 metres;

(D) A below grade parking structure must be set back a minimum of 1.5 metres from a lot line that abuts a street;

(E) Parking spaces must be provided at a minimum rate of 1.4 for each dwelling unit;

(F) In addition to the uses permitted in the zone, a public school is also permitted;

(G) Despite regulations to the contrary, a townhouse is a permitted building type; and

(H) A maximum of 5 model homes must be permitted prior to the registration of the plan of subdivision if these model homes are constructed in compliance with the applicable requirements of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(446) Exception RM 446
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback is:
   (i) 12.0 metres from a lot line that abuts a lot in a RD or RS zone;
   (ii) 10.5 metres from a rear lot line; and
(iii) 7.5 metres from all other lot lines;

(B) The maximum building height is 7.5 metres;
(C) A minimum 50% of the lot area to be used for no other purpose than landscaping;
(D) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit;
(E) A minimum of 75% of the total parking spaces must be located underground;
(F) 20% of the parking spaces must be located on the surface and used for visitors’ parking;

(G) The minimum building setback for a below grade parking structures is the greater of:

(i) 3.0 metres; and
(ii) a distance equivalent to the vertical distance between the surface of the lowest floor of the structure to the average elevation of grade along the front lot line; and

(H) A building used for waste storage may be located in a yard that abuts a street if it is:

(i) fully enclosed by four walls and roof; and
(ii) no closer than 1.5 metres to any lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(447) Exception RM 447

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback is:

(i) 12.0 metres from a lot line that abuts a lot in a RD or RS zone;
(ii) 10.5 metres from a rear lot line; and
(iii) 7.5 metres from all other lot lines;

(B) The maximum building height is 12.5 metres;
(C) No maximum lot coverage applies;
(D) Parking spaces for resident use must be provided at a minimum rate of 1.2 spaces for each dwelling unit;
(E) Visitor parking spaces must be provided at a minimum rate of 0.2 spaces for each dwelling unit; and
(F) Attached **dwelling units** must have individual private access to each **dwelling unit** from grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

(449) **Exception RM 449**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** is:

   (i) 12.0 metres from a **lot line** that abuts a **lot** in a RD or RS zone;
   (ii) 10.5 metres from a **rear lot line**; and
   (iii) 7.5 metres from all other **lot lines**;

(B) A minimum 50% of the **lot area** to be used for no other purpose than **landscaping**;

(C) The minimum **building setback** for a below grade parking **structures** is the greater of:

   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance between the surface of the lowest floor of the **structure** to the average elevation of grade along the **front lot line**;

(D) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;

(E) A minimum of 65% of the total **parking spaces** must be located underground;

(F) 11% of the **parking spaces** must be located on the surface and used for visitors’ parking; and

(G) A **building** uses for waste storage may be located in a yard that abuts a **street** if it is:

   (i) fully enclosed by four walls and roof; and
   (ii) no closer than 1.5 metres to any **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(450) **Exception RM 450**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** is:

   (i) 30.0 metres from a **lot line** that abuts Ellesmere Rd.; and
   (ii) from a **side lot line**, a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(451) **Exception RM 451**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **townhouse** is a permitted **building** type;

(B) The minimum **building setback** from a **front lot line** is the greater of:

   (i) 33.0 metres measured from the original centerline of Kennedy Rd.; and
   (ii) 6.0 metres;

(C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(D) The maximum **building** height is the lesser of 3 **storeys** and 10.0 metres; and

(E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(452) **Exception RM 452**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
- (A) A maximum of 2 dwelling units per lot with a minimum 15.0 metres of lot frontage and 510 square metres of lot area; or
- (B) A maximum of 1 dwelling unit per lot, with a minimum of 7.5 metres of lot frontage and 255 square metres of lot area; and
- (C) The minimum building setback is:
  - (i) 17.5 metres from a front lot line; and
  - (ii) 2.4 metres from a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(453) Exception RM 453
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
- (A) The minimum building setback from a front lot line is 22.0 metres measured from the original centerline of the street a lot line that abuts Birchmount Rd.; and
- (B) The minimum building setback from a side lot line is a distance equal to half the height of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(454) Exception RM 454
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
- (A) The maximum building setback from a lot line that abuts a street is:
  - (i) 6.0 metres for that portion of the main wall with a vehicle entrance to a parking space;
  - (ii) 4.5 metres from a side lot line; and
  - (iii) 3.0 metres in all other cases;
- (B) The maximum building height is the lesser of 3 storeys and 10.0 metres;
- (C) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit; and
- (D) Visitor parking must be provided at a minimum rate of 0.2 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(455) Exception RM 455
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
- (A) The maximum building setback from a lot line that abuts Birchmount Rd. is 16.0 metres, measured from the original centerline of the street;
- (B) The minimum building setback from a side lot line is 1.2 metres;
- (C) The minimum building setback from a rear lot line is:
  - (i) 7.7 metres to the rear main wall of the residential building; and
  - (ii) 5.8 metres to any other structure;
- (D) The maximum lot coverage is 76%;
- (E) The maximum building height is 10.45 metres;
- (F) Parking space for visitor parking must be provided at a minimum rate of 0.25 for each dwelling unit;
(G) Attached **dwelling units** must have individual private access to each **dwelling unit** from grade; and

(H) **Landscaping** must be provided on the site as follows:

(i) a 1.2 metre wide strip of land along the entire length of the portion of a **lot line** abutting a **lot** in the RD zone must be used for walkways or **landscaping**;

(ii) a 5.8 metre wide strip of land along the entire length of the **rear lot line** must be used for **landscaping**; and

(iii) a minimum 45 square metre **landscape** open space area must be provided in a central location on the lot.

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 1465 Birchmount Rd., City of Toronto by-law 740-2005.

(457) **Exception RM 457**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 28332.

(458) **Exception RM 458**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20(8) of former City of North York zoning by-law 7625.

(462) **Exception RM 462**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and

(D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 1077-2010 as amended. [ By-law: 1675-2013 ]

(463) **Exception RM 463**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(B) The minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is:

   (i) 12.0 metres if the **lot line** abuts a **lot** in the RD-zone or RS-zone;

   (ii) 7.5 metres if the **main wall** is an end-wall; and

   (iii) 10.5 in all other cases;

(C) The maximum **lot coverage** is 30%;
(D) The maximum height of the building wall between established grade and the underside of the eaves is 8.0 metres; [ By-law: 0559-2014 (OMB PL130592) ]

(E) A minimum 60% of the lot area must be used for no other purpose than landscaping;

(F) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(G) A minimum of 67% of all parking spaces must be located under ground;

(H) A minimum of 33% of the parking space must be for visitor parking; and

(I) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(464) Exception RM 464

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 7.5 metres;

(B) The minimum building setback from a rear lot line and a side lot line that does not abut a street is 7.5 metres;

(C) The maximum height of the building wall between established grade and the underside of the eaves is 8.0 metres; [ By-law: 0559-2014 (OMB PL130592) ]

(D) A minimum 60% of the lot area must be used for no other purpose than landscaping;

(E) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(F) A minimum of 67% of all parking spaces must be located under ground; and

(G) A minimum of 33% of the parking space must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(465) Exception RM 465

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

   (i) 22.0 metres measured from the original centre line of the road if the road is Birchmount Rd.; and

   (ii) 9.0 metres in all other cases;

(B) The minimum building setback from a rear lot line and a side lot line that does not abut a street is:

   (i) 12.0 metres if the lot line abuts a lot in the RD-zone or RS-zone;

   (ii) 7.5 metres if the main wall is an end-wall; and

   (iii) 10.5 in all other cases;

(C) The maximum lot coverage is 30%;

(D) The maximum height of the building wall between established grade and the underside of the eaves is 8.0 metres; [ By-law: 0559-2014 (OMB PL130592) ]

(E) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(F) A minimum of 67% of all parking spaces must be located under ground;

(G) A minimum of 33% of the parking space must be for visitor parking;

(H) A minimum 60% of the lot area must be used for no other purpose than landscaping; and

(I) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(466) Exception RM 466
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Birchmount Rd. is 22.0, metres measured from the original centre line of the road;
(B) The minimum building setback from a rear lot line and a side lot line that does not abut a street is 7.5 metres;
(C) The maximum number of storeys permitted is 2;
(D) The maximum lot coverage is 30%;
(E) A wholly enclosed and roofed building or structure used for the storage of waste may be located in a front yard if it is a minimum of 1.5 metres from a lot line that abuts a street;
(F) The minimum building setback from a lot line for a below grade parking structure is a distance equal to the greater of:
   (i) half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line; and
   (ii) 3.0 metres;
(G) The required parking space must be located in the residential building; and
(H) Visitor parking spaces must be located in a surface parking area that is a minimum of 20% of the area covered by the residential buildings on the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RM 467
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 9.0 metres if it is the side wall of a building on a corner lot; and
   (ii) 7.5 metres in all other cases;
(B) The minimum building setback from a rear lot line and a side lot line that does not abut a street is:
   (i) 12.0 metres if the lot line abuts a lot in the RD-zone or RS-zone;
   (ii) 7.5 metres if the main wall is an end-wall; and
   (iii) 10.5 in all other cases;
(C) The maximum lot coverage is 30%;
(D) The maximum height of the building wall between established grade and the underside of the eaves is 8.0 metres; [By-law: 0559-2014 (OMB PL130592)]
(E) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;
(F) A minimum of 67% of all parking spaces must be located under ground;
(G) A minimum of 33% of the parking space must be for visitor parking;
(H) A minimum 60% of the lot area must be used for no other purpose than landscaping; and
(I) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RM 468
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
(i) 6.0 metres for the part of the building with a vehicle entrance to a parking space; and
(ii) 3.0 metres in all other cases;

(B) The minimum building setback from a rear lot line and a lot line that abuts a lot in the RD zone or Open Space Zone category, is 7.5 metres;

(C) The required parking space must be located in the residential building; and

(D) A minimum of one parking space must be provided for visitors and be located on a driveway leading to a parking space in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(469) Exception RM 469
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:

(i) 6.0 metres for the part of the building with a vehicle entrance to a parking space; and

(ii) 3.0 metres in all other cases;

(B) The maximum building height is 12 metres; and

(C) Parking spaces must be provided at a minimum rate of 1.5 for each dwelling unit, of which 1.0 for each dwelling unit must be enclosed and 0.2 for each dwelling unit must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(470) Exception RM 470
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 3.0 metres;

(B) The maximum building height is 12 metres; and

(C) Parking spaces must be provided at a minimum rate of 1.5 for each dwelling unit, of which 1.0 for each dwelling unit must be enclosed and 0.2 for each dwelling unit must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(471) Exception RM 471
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(B) The minimum building setback from a rear lot line and a side lot line that does not abut a street is:

(i) 12.0 metres if the lot line abuts a lot in the RD zone or RS zone;

(ii) 7.5 metres if the main wall is an end-wall; and

(iii) 10.5 in all other cases;

(C) The maximum lot coverage is 30%;

(D) The maximum height of the building wall between established grade and the underside of the eaves is 8.0 metres; [By-law: 0559-2014 (OMB PL130592)]

(E) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(F) A minimum of 75% of all parking spaces must be located under ground;

(G) A minimum of 20% of the parking space must be for visitor parking; and

(H) A minimum 60% of the lot area must be used for no other purpose than landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RM 472
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 15.0 metres;
(B) The minimum **building setback** from a **side lot line** and **rear lot line** is:
   (i) 6.0 metres if the wall is the side end wall of a **building**; and
   (ii) 9.0 metres in all other cases;
(C) The maximum **lot coverage** for all **building** is 30%;
(D) A minimum of 50% of the **lot area** must be used for **soft landscaping**;
(E) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [By-law: 0559-2014 (OMB PL130592)]
(F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
(G) Any **parking space** provided in excess of those required must be for visitor parking; and
(H) A wholly enclosed and roofed **building** or **structure** used for the storage of waste may be located in a **front yard**, if it is a minimum of 1.5 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RM 473
The lands, or a portion thereof are subject to the following:

Site Specific Provisions:

(A) The maximum floor space index for a **lot** with a **dwelling unit** in a permitted **building** type is:
   (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
   (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
   (iii) 0.4 if the **lot area** is more than 697 square metres.

Exception RM 474
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

Exception RM 475
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **detached house**, **semi-detached house**, **duplex**, **triplex**, a **townhouse** with every **dwelling unit** fronting directly on a **street**, and an **apartment building** are the only **residential building** types permitted;
(B) The minimum **lot frontage** is:
   (i) 8.0 metres for a **detached house**;
   (ii) 12.0 metres for a **semi-detached house**, **duplex**, or **triplex**;
   (iii) 5.0 metres for a **townhouse**; and
   (iv) 20.0 metres for an **apartment building**;
(C) The maximum **building** height is:
   (i) 11.0 metres and no more than 3 **storeys** for a **detached house**, **semi-detached house**, **duplex**, **triplex**, or **townhouse**; and
(ii) 14.0 metres and no more than 4 storeys for an apartment building;

(D) The maximum floor space index is:
   (i) 1.0 for a detached house, semi-detached house, duplex, triplex, or townhouse; and
   (ii) 1.5 for an apartment building;

(E) The minimum rear yard setback is:
   (i) 6.0 metres for a detached house, semi-detached house, duplex, triplex, or townhouse; and
   (ii) 7.5 metres for an apartment building;

(F) The minimum side yard setback is:
   (i) 0.5 metres on one side and 1.2 metres on the other side for a detached house, duplex, or triplex;
   (ii) 1.2 metres for the exterior of two attached duplex or triplex buildings;
   (iii) 1.2 metres for a semi-detached house;
   (iv) 0.5 metres for a townhouse; and
   (v) 2.5 metres for an apartment building;

(G) A duplex may be attached to one other duplex on an adjacent lot in the same zone; and

(H) A triplex may be attached to one other triplex on an adjacent lot in the same zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(476) Exception RM 476
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum lot area is:
   (i) 370 square metres for a detached house;
   (ii) 325 square metres for each dwelling unit of a semi-detached house;
   (iii) 555 square metres for a duplex or triplex;
   (iv) 650 square metres for a fourplex; and
   (v) 695 square metres for an apartment building;

(B) The minimum lot frontage is:
   (i) 12.0 metres for a detached house;
   (ii) 10.5 metres for each dwelling of a semi-detached house;
   (iii) 15.0 metres for a duplex;
   (iv) 18.0 metres for a triplex;
   (v) 21.0 metres for a fourplex; and
   (vi) 22.5 metres for an apartment building;

(C) The maximum building height is:
   (i) 9.5 metres for a detached house;
   (ii) 11.0 metres for a semi-detached house, duplex, triplex, or fourplex; and
   (iii) 20.0 metres for an apartment building;

(D) The maximum floor space index is:
   (i) 0.35 for a detached house;
   (ii) 0.6 for a semi-detached house, duplex, triplex, or fourplex; and
   (iii) 1.0 for an apartment building;

(E) The minimum rear yard setback is:
   (i) 7.5 metres for a detached house, semi-detached house, duplex, or triplex; and
   (ii) 10.5 metres for a fourplex or apartment; and
The minimum side yard setback is:

(i) 0.9 metres for a detached house or semi-detached house;
(ii) 1.8 metres for a duplex;
(iii) 3.0 metres for a triplex;
(iv) 3.6 metres for a fourplex; and
(v) 4.5 metres for an apartment building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(477) Exception RM 477
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot area is:

(i) 370 square metres for a detached house;
(ii) 325 square metres for each dwelling unit of a semi-detached house;
(iii) 555 square metres for a duplex or triplex;
(iv) 650 square metres for a fourplex; and
(v) 695 square metres for an apartment building;

(B) The minimum lot frontage is:

(i) 12.0 metres for a detached house;
(ii) 10.5 metres for each dwelling of a semi-detached house;
(iii) 15.0 metres for a duplex;
(iv) 18.0 metres for a triplex;
(v) 21.0 metres for a fourplex; and
(vi) 22.5 metres for an apartment building;

(C) The maximum building height is:

(i) 9.5 metres for a detached house;
(ii) 11.0 metres for a semi-detached house, duplex, triplex, or fourplex; and
(iii) 10.5 metres for an apartment building;

(D) The maximum floor space index is:

(i) 0.35 for a detached house;
(ii) 0.6 for a semi-detached house, duplex, triplex, or fourplex; and
(iii) 1.0 for an apartment building;

(E) The minimum rear yard setback is:

(i) 7.5 metres for a detached house, semi-detached house, duplex, or triplex; and
(ii) 10.5 metres for a fourplex or apartment; and

(F) The minimum side yard setback is:

(i) 0.9 metres for a detached house or semi-detached house;
(ii) 1.8 metres for a duplex;
(iii) 3.0 metres for a triplex;
(iv) 3.6 metres for a fourplex; and
(v) 4.5 metres for an apartment building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(478) Exception RM 478
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:
   (i) 325 square metres for a **detached house**;
   (ii) 555 square metres for a **semi-detached house**;
   (iii) 370 square metres for a **duplex**; and
   (iv) 465 square metres for a **triplex**;

(B) The minimum **lot frontage** is:
   (i) 10.5 metres for a **detached house**;
   (ii) 18.0 metres for a **semi-detached house**;
   (iii) 12.0 metres for a **duplex**;
   (iv) 15.0 metres for a **triplex**; and
   (v) 22.5 metres for a **fourplex** or **apartment building**;

(C) The maximum **building** height is 9.5 metres for a **detached house**; and

(D) The minimum **side yard setback** is:
   (i) 0.9 metres for a **detached house**, **semi-detached house**, **duplex**, or **triplex**; and
   (ii) 0.6 times the height of the **building** for a **fourplex** or **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(479) **Exception RM 479**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:
   (i) 325 square metres for a **detached house**;
   (ii) 555 square metres for a **semi-detached house**; and
   (iii) 370 square metres for a **duplex**;

(B) The minimum **lot frontage** is:
   (i) 10.5 metres for a **detached house**;
   (ii) 18.0 metres for a **semi-detached house**; and
   (iii) 15.0 metres for a **duplex**;

(C) The maximum **building** height is 9.5 metres for a **detached house**; and

(D) The minimum **side yard setback** is 0.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(480) **Exception RM 480**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:
   (i) 230 square metres for a **detached house**;
   (ii) 460 square metres for a **semi-detached house**;
   (iii) 555 square metres for a **duplex**; and
   (iv) 610 square metres for a **triplex**;
(B) The minimum lot frontage is:
(i) 7.5 metres for a detached house;
(ii) 15.0 metres for a semi-detached house or duplex;
(iii) 16.5 metres for a triplex; and
(iv) 22.5 metres for a fourplex or apartment building;

(C) The maximum building height is 9.5 metres for a detached house;

(D) If regulation 10.5.40.70(1) does not apply, the minimum front yard setback is 4.5 metres for a fourplex or apartment building; and

(E) The minimum side yard setback is:
(i) 0.6 metres for a detached house,
(ii) 1.2 metres for a semi-detached house, duplex, or triplex;
(iii) 1.5 metres from a side lot line abutting a street for a detached house, semi-detached house, duplex, or triplex on a corner lot; and
(iv) equal to half the height of the building for a fourplex or apartment building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(500) Exception RM 500
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1981-258.

(501) Exception RM 501
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 313 and 315 The Kingsway, former City of Etobicoke by-law 83-142.
900.7 RA - Zone

900.7.1 General

(1) RA Zone Exceptions
The regulations located in Article 900.7.10 apply only to the exceptions subject to the RA zone and identified with the corresponding exception number.

900.7.10 Exceptions for RA Zone

(1) Exception RA 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 13627.

(3) Exception RA 3
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.20-A(2) of North York zoning by-law 7625.

(4) Exception RA 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1996-19.

(5) Exception RA 5
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1990-253.

(7) Exception RA 7
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto By-law 112-2016 [ By-law: 111-2016 ]

(9) Exception RA 9
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 21054.

(10) Exception RA 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a building is located within 90 metres of a lot line abutting Sandhurst Circle then the maximum building height is 10.5 metres and three storeys;
(B) The maximum height for an apartment building is 54 metres if it is not located within 90 metres of a lot line abutting Sandhurst Circle;
(C) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres if the lot line abuts Sandhurst Circle or Exchequer Place;
   (ii) 6.0 metres if the lot line abuts Finch Ave. or McCowan Rd. and the building has a height of 10.5 metres and three storeys or less; and
   (iii) 14.0 metres if the lot line abuts Finch Ave. or McCowan Rd. and the building has a height of more than 10.5 metres and three storeys;
(D) The minimum building setback for an apartment building from a lot line that abuts a lot in the Residential Zone category is:
   (i) 50.0 metres for any part of the apartment building with a height of 10.5 metres and three storeys or less; and
   (ii) 60.0 metres for any part of the apartment building with a height of more than 10.5 metres and three storeys;
(E) A balcony, porch or canopy may encroach into a required building setback between the main wall of the building and a lot line abutting a street, if the balcony, porch or canopy does not have a length of more than 4.0 metres along the main wall of the building;
(F) A below grade structure must be set back a minimum of 3.0 metres from a lot line that abuts a street unless the lot line abuts Exchequer Place for which no building setback is required;
(G) The maximum number of dwelling units for these lands, in total, is 603;
(H) Amenity space must be provided at a minimum rate of 1.5 square metres for each dwelling unit;
   (i) Parking spaces must be provided at a minimum rate of 1.4 for each dwelling unit, of which 1.0 for each dwelling unit must be for residential use and 0.2 for each dwelling unit must be for at grade visitor parking; and
   (J) A townhouse is a permitted building type.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C", Exception 32 part 2, of former City of Scarborough by-law 12797. [By-law: 607-2015 Under Appeal]

(11) Exception RA 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1989-78.

(12) Exception RA 12
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 147-2005.

(13) Exception RA 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **lot area** is:
   (i) The greater of 665 square metres or 139 square metres per **dwelling unit** for an **apartment building** with **5 dwelling units**; and
   (ii) 139 square metres per **dwelling unit** for an **apartment building** with more than **5 dwelling units**;
(B) The minimum **lot frontage** is:
   (i) 18.0 metres for an **apartment building** with **5 dwelling units**; and
   (ii) 24.0 metres for an **apartment building** with more than **5 dwelling units**;
(C) The minimum **front yard setback** is 7.5 metres;
(D) The minimum **rear yard setback** is the greater of 7.5 metres or 25% of the **lot depth**; and
(E) The minimum **side yard setback** is:
   (i) 3.0 metres for an **apartment building** with **5 dwelling units**; and
   (ii) half the height of the **building** for an **apartment building** with more than **5 dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception RA 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 10,931.

(15) Exception RA 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1984-87.

(16) Exception RA 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1437.

(17) Exception RA 17
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 3472.

(18) **Exception RA 18**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1986-157.

(19) **Exception RA 19**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 2285 Lake Shore Blvd. W., former City of Etobicoke by-law 1988-141.

(20) **Exception RA 20**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 607-2015 Under Appeal ]

(21) **Exception RA 21**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 174-2003.

(22) **Exception RA 22**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 14,656.

(23) **Exception RA 23**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 75 Irwin Rd., former City of Etobicoke by-law 14,267.

(25) **Exception RA 25**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 2045 Lake Shore Blvd. W., former City of Etobicoke by-laws 3878, 14849 and 15507.

(26) **Exception RA 26**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:


(28) **Exception RA 28**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto 840-2002.

(30) **Exception RA 30**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 530.

(31) **Exception RA 31**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 14,757.

(32) **Exception RA 32**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1981-155.

(33) **Exception RA 33**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 905.

42 Exception RA 42
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 2855 Bloor St. W., former City of Etobicoke by-law 1994-118.

45 Exception RA 45
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and prevailing Sections.

Site Specific Provisions:
   (A) If the requirements of By-law 391-2016(OMB) are complied with, none of the provisions of 15.5.20.1 (1), 15.5.30.1, 15.5.40, 15.5.50, 15.10.20.10 (1), 15.10.20.40 (1), 15.10.30.40 (1), 15.10.40.80, apply to prevent the erection or use of a townhouse if the townhouse complies with (B) to (I) below;

   (B) A townhouse is a permitted residential building type;

   (C) A maximum of two townhouses are permitted on the lands;

   (D) The front lot line of a townhouse is the property line abutting Monclova Road;

   (E) The permitted maximum number of dwelling units in a townhouse is five;

   (F) The permitted maximum height of each townhouse is 9.7 metres;

   (G) The permitted maximum number of storeys in a townhouse is three;

   (H) The minimum front yard setback for a townhouse is 7 metres; and

   (I) The minimum rear yard setback for a townhouse is 7 metres; and

   (J) The minimum side yard setback for a townhouse is 2.7 metres abutting Exbury Road and 1.1 m to the north property line.

Prevailing By-laws and Prevailing Sections:(None Apply)
   [ By-law: 391-2016 (OMB) ]

46 Exception RA 46
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

49 Exception RA 49
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:


(50) Exception RA 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 144 and 150 Berry Road, if the requirements of this By-law are complied with, none of the provisions of Chapters, Sections, Articles, Clauses or individual regulations apply to prevent the erection or use of a building, structure, addition or enlargement permitted in this By-law;

(B) Clauses and Regulations 5.10.40.70, 15.5.30.40, 15.5.40.10, 15.5.40.40, 15.5.40.60, 200.5.10.1, 220.5.1.10, 220.5.10.1.1, 230.5.1.10(7), and 230.5.10.1 do not apply;

(C) The height of a building or structure, as measured from 87.00 metres Canadian Geodetic Datum for Building A; 88.00 metres Canadian Geodetic Datum for Building B; and 89.10 metres Canadian Geodetic Datum for Building C, must not exceed the height in metres specified by the numbers following the symbol H as shown on Diagram 3 attached to this By-law:

(i) architectural features, eaves, elevator overruns, green roof elements, guardrails, landscaping, lighting rods, mechanical equipment and any associated enclosure structures, parapets, railings and dividers, roof drainage, screens, stairs, stair enclosures, trellises and window washing equipment;

(D) The portions of a building or structure above ground must be located within the area outlined by heavy black lines on Diagram 3 attached to this By-law, except that:

(i) art and landscape features, awnings and canopies, balconies, balustrades, cornices, decks, doors, eaves, fences, guardrails, light fixtures, ornamental elements, parapets, patios, pillars, planters, railings, screens, site servicing features, stairs, stair enclosures, terraces, trellises, underground garage ramps and associated structures, ventilation shafts, wheelchair ramps and window sills may extend beyond the heavy black lines shown on Diagram 3 of this By-law;

(E) In addition to the uses permitted in Clauses 15.10.20.10 and 15.10.20.20, the following use shall be permitted in a RA(x50) zone:

(i) a temporary sales office;

(F) A maximum of 505 dwelling units are permitted;

(G) A maximum gross floor area of 33,100 square metres must be within residential buildings;

(H) Parking spaces must be provided at a minimum rate of:

(i) 0.8 parking spaces per bachelor unit;
(ii) 0.9 parking spaces per 1 bedroom dwelling unit;
(iii) 1.0 parking spaces per 2 bedroom dwelling unit;
(iv) 1.2 parking spaces per 3 bedroom dwelling unit; and
(V) 0.2 parking spaces per dwelling unit for visitor use;

(I) Parking spaces must be located in a below-ground parking garage;

(J) Bicycle parking spaces must be provided at a minimum rate of:

(i) 0.07 "short-term" bicycle parking spaces per dwelling unit; and
(ii) 0.68 "long-term" bicycle parking spaces per dwelling unit;

(K) All "short-term" bicycle parking spaces must be located at grade; and

(L) A minimum of 3 loading spaces must be provided, in accordance with the following minimum requirements:

(i) one Type "G" loading space for Building A;
(ii) one Type "G" loading space for Building B; and
(iii) one Type "G" loading space for Building C.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 431-2016 ]

(53) Exception RA 53
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 319-2001.

(57) Exception RA 57
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) None of the regulations of 5.10.1.30(3), 5.10.40.70(2), 15.5.50.10(2), 15.5.60.40, 15.5.80.10(2), 15.10.40.10, 15.10.40.50(1), 15.10.40.70, 15.10.40.80, Table 200.5.10.1 and 230.5.10.1 prevent the erection or use of a building, structure, addition or enlargement if it complies with (B) to (G) below;
   (B) The maximum gross floor area of all buildings is 9,755 square metres;
   (C) The height of any building or structure shown on Diagram 3 of By-law 287-2016, as measured from an established grade of 133.25 metres, must not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 287-2016;
   (D) The minimum building setbacks from lot lines and separation between the main walls of any buildings must comply with the distance in metres specified by the numbers on Diagram 3 of By-law 287-2016;
   (E) The minimum building setbacks from lot lines as cited in (D) above apply only to above-ground parts of a building or structure;
   (F) A minimum of 140 parking spaces must be provided in accordance with the following:
      (i) a minimum of 116 parking spaces for occupants or tenants, all located in an underground structure; and
      (ii) a minimum of 24 parking spaces for visitors, of which a minimum of 22 parking spaces must be located in an underground structure and a maximum of 2 parking spaces may be located at grade; and
   (G) A minimum of 87 bicycle parking spaces must be provided in accordance with the following:
      (i) a minimum of 78 "long-term" bicycle parking spaces, all located in an underground structure; and
      (ii) a minimum of 9 "short-term" bicycle parking spaces.

Prevailing By-laws and Prevailing Sections:(None Apply)
   [ By-law: 287-2016 ]

(59) Exception RA 59
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 346.

(60) Exception RA 60
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1984-16.

(63) Exception RA 63
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 435-2004.

(64) Exception RA 64
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1994-122.

(65) Exception RA 65
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1993-56.

(66) Exception RA 66
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 12,950.

(67) Exception RA 67
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 13,190.

(68) Exception RA 68
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A private recreation use ancillary to the apartment buildings is permitted;
(B) A maximum of 2 apartment buildings and 1 building used for private recreation use are permitted;
(C) The maximum number of dwelling units is 523;
(D) The maximum building height of each apartment building is 15 storeys;
(E) The maximum floor space index is 1.86, and the calculation of the maximum gross floor area includes above grade space used for locker storage and laundry facilities and excludes space used for retail, recreational, mechanical, or parking uses;
(F) The east lot line is the front lot line;
(G) The minimum building setback of an apartment building from the rear lot line is 6 metres;
(H) The minimum building setback of an apartment building from the north side lot line is 6 metres and from the south side lot line is 30 metres;
(I) The minimum building setback of the building used for private recreation use from the front lot line is 9.0 metres;

(J) The minimum building setback of any parking garage from any lot line is 0.45 metres;

(K) The minimum area of the lot to be used as landscaping is 70%;

(L) 15% of the total number of parking spaces required must be for visitors parking; and

(M) surface parking spaces for visitors parking may be located in the front of the apartment buildings.

Prevailing By-laws and Prevailing Sections: (None Apply)

(69) Exception RA 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A recreation use building is permitted;

(B) In the recreation use building, a Day Nursery and a retail store are permitted;

(C) The maximum lot coverage of the recreation use building is 3.5%;

(D) The maximum number of dwelling units is 648;

(E) The maximum building height of the recreation use building is 4.3 metres;

(F) The maximum gross floor area of the recreation use building is 1524 square metres;

(G) The maximum gross floor area of the Day Nursery is 615 square metres;

(H) The maximum gross floor area of the retail store is 105 square metres;

(I) The minimum side yard setback of the recreation use building is 10.5 metres; and

(J) The minimum area of the lot to be used as landscaping is 71%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(70) Exception RA 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1996-205.

(71) Exception RA 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 10 Humber Blvd., former City of Etobicoke by-law 1988-225.

(72) Exception RA 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1987-181.

(73) Exception RA 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-laws 1984 and 1524.
   (A) Former City of Etobicoke by-laws 1993-84 and 1524. [By-law: 580-2017]

(74) Exception RA 74
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1993-84.

(75) Exception RA 75
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 14,915.

(76) Exception RA 76
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-laws 13,851 and 14,126.

(78) Exception RA 78
Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) On 4650 Eglinton Avenue West, if the requirements of By-law 1254-2016 are complied with, none of the provisions of 15.10.40.10, apply to prevent the erection or use of a building, structure, addition or enlargement permitted in accordance with (B) to (U) below;
   (B) The permitted maximum gross floor area may not exceed 28,000 square metres, not including the area in the building used for:
      (i) parking, loading and bicycle parking below established grade;
      (ii) required loading spaces and required bicycle parking spaces at or above established grade;
      (iii) storage rooms, washrooms, electrical, utility, mechanical rooms in basement;
      (iv) shower and change facilities required by the by-law;
      (v) indoor amenity required by the by-law;
      (vi) elevator shafts;
      (vii) garbage shafts;
      (viii) exit stairwells;
   (C) Despite regulation 15.10.30.40(1)(A), the permitted maximum lot coverage is 42.5 percent;
   (D) A day nursery must have no less than 344 square metres of interior floor area;
   (E) Despite regulation 150.45.50.1(1)(B), a children’s play area for a day nursery, may abut a lot line adjacent to a street;
   (F) Despite regulation 15.5.40.10(1), the height of a building or structure is measured from the Canadian Geodetic elevation of 161.90 metres to the highest point of the building;
(G) Despite clause 15.10.40.10, the permitted maximum height for a building or structure may not exceed the height in metres specified by the numbers following the symbol "HT" as shown on Diagram 3 of By-law 1254-2016;

(H) Despite regulation 15.5.40.10(2), the following building elements and structures are permitted to extend above the heights shown on Diagram 3 of By-law 1254-2016 as follows:

(i) Roof-top parapets a maximum of 1.0 metres above the maximum height;
(ii) Railings, Landscaping and elements of green roof a maximum of 2.0 metres above the maximum building height;
(iii) Peaked gable roof architectural elements on the mechanical penthouse (south, east, west and north facades) a maximum of 5.5 metres above the maximum building height;
(iv) Window washing equipment, lightning rods a maximum of 2.0 metres above maximum building height;

(I) Despite regulation 15.5.40.10(3), equipment and structures on the roof of a building may exceed the permitted maximum height of that building by 6.1 metres;

(J) Despite regulation 15.10.40.70 (1)-(4) the following building elements and structures are permitted to encroach into required building setbacks shown on Diagram 3 of Bylaw 1254-2016:

(i) Canopies on the ground floor south elevation may encroach a maximum of 3.0 metres;
(ii) Canopies on the ground floor east elevation may encroach a maximum of 2.0 metres;
(iii) Upper balconies on south, east west and north elevations may encroach a maximum of 1.5 metres;
(iv) Awnings may encroach to a maximum of 1.0 metre;
(v) Mechanical equipment (transformers/generator) may encroach to a maximum of 2.0 metres to the north and east;

(K) Despite regulation 5.10.40.70(2), no building setback is required for an underground garage structure;

(L) Despite regulation 15.5.50.10(1)(A) and (B), the lot must have a minimum of 25 percent of the lot area as landscaping of which 20 percent must be soft landscaping;

(M) Despite the definition in 800.50(85), a bed-sitting room may have limited cooking food preparation facilities but not include a range oven;

(N) A maximum of 272 units are permitted, of which 112 are dwelling units, 66 are bed-sitting rooms and 94 are for living accommodations of a nursing home;

(O) Despite regulation 200.5.10.1, parking spaces must be provided on the lot for residents, their visitors and employees as follows:

(i) residents: 80 parking spaces
(ii) visitors: 72 parking spaces
(iii) employees: 40 parking spaces
(iv) day nursery: 12 parking spaces, of which 10 are for staff and 2 are for drop-off and pick-up;

(P) All visitor, employee and day nursery parking spaces must be clearly identified and marked;

(Q) Despite regulation 15.5.80.10(2), parking spaces must be in a below-ground parking garage except for 3 parking spaces located at grade which are for visitor parking only;

(R) Despite regulation 15.5.100.1(1)(B), a driveway may have a maximum total width of 8.1 metres;

(S) Despite regulation 230.5.10.1(1)(2), 15 bicycle parking spaces must be provided;

(T) Despite regulation 220.5.10, a Type 'B' loading space and a Type 'G' loading space must be provided; and

(U) A sales centre/trailer and/or construction trailer for this development is permitted without restriction during the development of the lot.
Prevailing By-laws and Prevailing Sections: (None Apply)

(A) Former City of Etobicoke by-laws 807, 839 and 1625.

(A) Former City of Etobicoke by-laws 807, 839 and 3835.

(A) Former City of Etobicoke by-laws 807 and 839.


(A) Former City of Etobicoke by-laws 878, 2201, and 3834.

(A) Former City of Etobicoke by-laws 810, 838 and 1989-49.

(A) Former City of Etobicoke by-laws 878, 2201, and 3835.

(A) Former City of Etobicoke by-laws 878, 2201, and 3834.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-laws 929, 1165 and 3494.

(86) Exception RA 86
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) The minimum **building setback** is:
       (i) 6.0 metres from the **front lot line**; and
       (ii) one-half the height of the **building** from a **side lot line**;
   (B) **Amenity space** must be provided in each **apartment building** at a minimum rate of 9.0 square metres for each **dwelling unit**;
   (C) All parts of a **lot** not covered by a **building** or area used for required **parking spaces** must be **landscaping**; and
   (D) **Parking spaces** must be provided at a minimum rate of 0.5 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 580-2017 ]

(87) Exception RA 87
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
   (A) If Section 7 and Schedule A of By-law 1223-2019(LPAT) are complied with regulations 15.5. 30.40; 15.5.40.10; 15.5.40.40; 15.5.40.50; 15.5.80; 5.10.40.70; 15.10.30.20; 15.10.30.40; 15.10.40.10; 15.10.40.80 do not apply to prevent the use or erection of a building or structure if regulation (B) to (O) below are complied with;
   (B) No portion of any building or structure erected or used above grade is located otherwise than wholly within the areas delineated by heavy lines on Diagram 2, attached to this By-law;
       (i) Those portions of a building or structure below grade are required to be setback from the lot line.
   (C) Despite (B) above, the following elements may encroach into a required **building setback** shown on Diagram 3 of By-law 1223-2019(LPAT); architectural elements, ornamental elements, balustrades, eaves, cornices, awnings and canopies, window sills, light fixtures, stairs and or stair enclosures associated with an entrance or exit to from an underground parking garage, vents and exhaust flues, and balconies, to a maximum of 1.8 metres;
   (D) No portion of any building or structure erected or used above grade may exceed the height limits specified by the numbers following the symbol "H" as shown on Diagram 2 of By-law 1223-2019(LPAT);
   (E) Despite (D) above, the following elements of a building may exceed the maximum building height architectural features, green roof elements and/or assemblies, trellises, parapets, antennae, satellite dishes, electrical utility, ornamental structures, open air recreation, privacy screens, mechanical and architectural screens, screens for safety or wind protection purposes, guardrails, lighting fixtures, window washing equipment, lightning rods, chimneys, exhaust flues and vents, stacks, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities;
   (F) The maximum **gross floor area** permitted on the lands is 34,750 square metres.
   (G) The maximum floor space index permitted on the lands is 4.4 times the area of the **lot**.
   (H) A maximum of 499 **dwelling units** are permitted, of which a minimum of 10 percent must be larger **dwelling units** with a minimum of two bedrooms plus den.
   (I) Maximum Height
       (i) Despite the Height provisions of By-law 569-2013 Section 15.5.40.10, the maximum building **Height** to be permitted on the **Lands** shall be shown following the letter H. The mechanical penthouse must be a maximum of 6 metres in addition to the permitted **building height** as shown on Diagram 3, attached to this By-law.
   (J) **Parking Spaces** for residential uses must be provided at a minimum rate of:
(i) 0.8 parking spaces for each bachelor dwelling unit; 0.9 parking spaces for each one bedroom dwelling unit; 1.0 parking spaces for each two bedroom dwelling unit; and 1.2 parking spaces for each dwelling unit having three or more bedrooms.

(ii) A minimum of 0.2 parking spaces per residential dwelling unit must be provided as visitor parking spaces.

(iii) A minimum of one parking space for every 100 parking spaces, or part thereof, must be provided for use by the physically disabled.

(K) A maximum of 2 car-share parking spaces may be provided and maintained on the lot, subject to the provisions of a Section 7 and Schedule ‘A’ of By-law 1223-2019(LPAT).

(L) A minimum of two loading spaces must be provided, in accordance with the following minimum requirements:
   (i) one Type "C" loading space; and
   (ii) one Type "G" loading space.

(M) Despite regulations 230.5.10.1(2) and (5) bicycle parking spaces must be provided as follows:
   (i) Long-term bicycle parking spaces, at a minimum rate of 0.68 bicycle parking spaces for each dwelling unit; and
   (ii) Short-term bicycle parking spaces, at a minimum rate of 0.07 bicycle parking spaces for each dwelling unit; and

(N) Amenity space must be provided as follows:
   (i) a minimum of 2.0 square metres of indoor amenity space for each dwelling unit and it must contain a kitchen and washroom facility; and
   (ii) a minimum of 2.0 square metres of outdoor amenity space for each dwelling unit and a minimum of 40 square metres must be directly adjoining and accessible to the indoor amenity space.

(O) A Temporary Sales Office and associated parking spaces may be permitted for a period of 3 years.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 174-2003.

(89) Exception RA 89
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 14,826.

(90) Exception RA 90
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 14,809.

(91) Exception RA 91
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) On a portion of 3 Southvale Drive, 5 Southvale Drive and a portion of 1073 Millwood Road, if the requirements of By-law 846-2017 are complied with, none of the provisions of regulation 15.5.100.1(2) apply to prevent the erection or use of a building, structure, addition or enlargement permitted in By-law 846-2017 that comply with (B) to (T) below;
   (B) For purpose for these site specific provisions, the lot is delineated by those lands zoned RA (d2.9)(x91) as shown on Diagram 3 of By-law 846-2017;
(C) In addition to the uses permitted by Article 15.10.20 for the RA Zone, an office, used exclusively for the initial
sale and/or initial leasing of dwelling units proposed on the lands, is permitted;

(D) Despite clause 15.10.30.40, the permitted maximum lot coverage is 60 percent of the lot area;

(E) Despite regulation 15.5.40.10(1), the height of the building is measured from the Canadian Geodetic Datum
elevation of 135.5 metres;

(F) Despite clauses 15.5.40.10 and 15.10.40.10, the permitted maximum height of a building or structure is the
numerical value in metres following the letter "H" and, where indicated, the numerical number of storeys
following the letters "ST" within the areas delineated on Diagram 3 of By-law 846-2017 with the following
exceptions:

(i) parapets, guard rails, railing and dividers, trellises, eaves, screens, stairs, roof drainage, window
washing equipment, mechanical and electrical services, lightning rods, architectural features,
landscaping and elements of a green roof are permitted to a maximum vertical projection of not more
than 2.0 metres, except within the area delineated as H0.0 metres on such Diagram 3;

(ii) heating, cooling or ventilating equipment and elements or structures on the roof of the building used for
outside or open air circulation are permitted to a maximum vertical projection of not more than 1.5
metres above the mechanical penthouse as delineated on such Diagram 3; and

(iii) utilities are permitted to a maximum vertical projection of not more than 2.0 m within the areas
delineated as H0.0 metres on such Diagram 3;

(G) Despite regulation 800(820), the area delineated as a mechanical penthouse on Diagram 3 of By-law 846-2017
shall not be considered a storey;

(H) Despite clause 15.5.40.40, the permitted maximum gross floor area of all buildings and structures is 5,948
square metres, and garbage rooms shall not be included in the calculation of gross floor area;

(I) Despite clause 15.5.40.40, the permitted maximum gross floor area of all buildings and structures is 5,948
square metres, and garage rooms shall not be included in the calculation of gross floor area;

(J) Despite clause 15.5.40.50 and regulation 15.5.40.60(1), balconies and terraces may project beyond the heavy
lines shown on Diagram 3 of By-law 846-2017 to a maximum of 3.0 metres;

(K) Despite regulations 5.10.40.70(2) and 15.5.80.20(1), the minimum required building setback for parking
structures below ground is 0.0 metres;

(L) Despite clause 15.5.40.60, cornices, lighting fixtures, awnings, ornamental or architectural elements, parapets,
trellises, eaves, window sills, guardrails, sills, eaves, balustrades, railings, wheel chair ramps, stairs, stair
enclosures, vents, underground garage ramps and their associated structures, fences, stairs, stair enclosures,
retaining walls, air shafts, transformer vaults, utilities, screens landscape and public art features and canopies,
and any elements required for the functional operation of the building may project beyond the heavy
lines shown on Diagram 3 of By-law 846-2017 to a maximum of 0.5 metres;

(M) Despite clause 15.5.50.10, a minimum of 24 percent of the lot area must be used for landscaping;

(N) Despite regulation 200.15.1(1), an accessible parking space must have the minimum width of 3.9 metres;

(O) Despite regulation 200.15.1(3), additional space of 1.5 metres adjacent to an accessible parking space is not
required;

(P) Despite regulation 200.15.1(4), accessible parking spaces may be located in the underground parking garage;

(Q) Despite regulation 200.15.10(1), a minimum of 4 accessible parking spaces are required;

(R) Despite clause 220.5.10.1, a minimum of 1 Type "C" loading space must be provided;

(S) Despite regulation 230.5.1.10(4), the minimum dimension of a bicycle parking space is:

(i) minimum length of 1.9 metres; and

(ii) minimum width of 0.4 metres;

(T) Despite regulation 230.5.10.1(5), for 39 dwelling units, a minimum of 40 bicycle parking spaces must be
provided and maintained on the lot in accordance with the following:

(i) a minimum of 8 bicycle parking spaces must be allocated as "short-term" bicycle parking spaces;

(ii) a minimum of 32 bicycle parking spaces must be allocated as "long-term" bicycle parking spaces; and

(iii) the required bicycle parking spaces may be installed in a horizontal and/or vertical position.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 846-2017 ]

(92) Exception RA 92
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 3100 Keele Street, if the requirements in Section 6 and Schedule A of By-law 1033-2018(OMB) are complied with, none of the provisions of 15.10.20.20, 15.10.30.40(1), 15.10.40.10(1), 15.10.40.40(1), 15.10.40.70, 5.10.40.70(2), 15.5.40.10(3), 15.5.40.60(1),(2), and (3), 15.10.40.80(2), 15.10.40.80(3), 200.5.10.1, 200.15.1, 220.5.1.10 (8) (D) and 220.5.10.1(2) apply to prevent the erection or use of a building or structure, addition or enlargement permitted in compliance with (B) to (P) below;

(B) Despite 15.10.20.20, the following additional uses are permitted, provided that such uses are located on the first floor of an apartment building, and that the total gross floor area of all such uses is not more than 400 square metres:

(i) Retail Store
(ii) Office
(iii) Personal Service Shop
(iv) Retail Service
(v) Medical Office
(vi) Eating Establishment
(vii) Take-out Eating Establishment;

(C) A retail store use must comply with regulations 15.10.20.100(13)(A) through (E).

(D) Despite Section 15.10.30.40(1), the permitted maximum lot coverage is 50 percent;

(E) Despite Section 15.10.40.10(1), the permitted maximum building height is specified by the numbers following the symbols HT and ST on Diagram 3 of By-law 1033-2018(OMB), with no building or structure exceeding a maximum height of 36 metres to the top of the roof above the established grade of 177.35 metres Above Sea Level;

(F) Despite Section 15.5.40.10(3), an access lobby, restrooms for outdoor rooftop amenity space, curbs and guard rails, balcony and terrace dividers, railings, planters, trellises and other decorative landscape elements, window washing equipment, roof assemblies (including decking and pavers), solar panels, solar hot water heaters, are permitted above the maximum building height up to a maximum of 5 metres provided no railings or planters will penetrate a 45 degree angular plane measured from the lot line at a height of 28.8 metres above the established grade of 177.35 metres Above Sea Level;

(G) Despite Section 15.10.40.40(1) the permitted maximum floor space index is 3.9;

(H) Despite Section 15.10.40.70, the minimum building setbacks are those shown in metres on Diagram 3 of By-law 1033-2018(OMB);

(I) Despite Section 5.10.40.70(2), the minimum building setback requirements do not apply to the parts of the building that are below-ground;

(J) Despite Section 15.5.40.60(1),(2), and (3), canopies, bay windows, balconies, stairs, landings and other similar structures may encroach to a maximum of 2.5 metres into the building setbacks shown on Diagram 3 of By-law 1033-2018(OMB);

(K) Despite Section 15.10.40.80(2), the minimum above-ground separation distance between the main walls of the buildings on the lot are as shown on Diagram 3 of By-law 1033-2018(OMB);

(L) Despite Section 15.10.40.80(3), the minimum separation distance between an apartment building and a lot in an RD Zone is 10.5 metres;

(M) Despite Table 200.5.10.1, off street parking spaces must be provided and maintained on the lot in accordance with the Parking Policy Area 4 (PA4) rates;

(N) Accessible parking spaces must be provided in accordance with Section 200.15.1 of Zoning By-law 569-2013;

(O) A loading space must be provided in accordance with Sections 220.5.1.10 (8) (D) and 220.5.10.1(2) of Zoning By-law 569-2013;

(P) The lot is delineated by heavy black lines on Diagram 1 of By-law 1033-2018(OMB).

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1033-2018 (OMB) ]

(94) Exception RA 94
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1994-123.

(95) Exception RA 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(B) The minimum lot area is:
   (i) the greater of 665 square metres or 139 square metres per dwelling unit for an apartment building with 5 dwelling units; and
   (ii) 116 square metres per dwelling unit for an apartment building with more than 5 dwelling units;

(C) The maximum height is 14.0 metres.

(D) The minimum front yard setback is 7.5 metres.

(E) The minimum rear yard setback is the greater of 6.0 metres or 20% of the lot depth; and

(F) The minimum side yard setback is:
   (i) 3.0 metres for an apartment building with 5 dwelling units; and
   (ii) half the height of the building for an apartment building with more than 5 dwelling units.

Prevailing By-laws and Prevailing Sections:


(96) Exception RA 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(A) The minimum lot area is:
   (i) the greater of 665 square metres or 139 square metres per dwelling unit for an apartment building with 5 dwelling units; and
   (ii) 116 square metres per dwelling unit for an apartment building with more than 5 dwelling units;

(B) The minimum lot frontage is:
   (i) 18.0 metres for an apartment building with 5 dwelling units; and
   (ii) 24.0 metres for an apartment building with more than 5 dwelling units;

(C) The maximum height is 14.0 metres.

(D) The minimum front yard setback is 7.5 metres.

(E) The minimum rear yard setback is the greater of 6.0 metres or 20% of the lot depth; and

(F) The minimum side yard setback is:
   (i) 3.0 metres for an apartment building with 5 dwelling units; and
   (ii) half the height of the building for an apartment building with more than 5 dwelling units.

Prevailing By-laws and Prevailing Sections:
(A) On the lands municipally known as 53 - 73 and 120 Widdicombe Hill Blvd., former City of Etobicoke by-law 811.

[ By-law: 1675-2013 ]

(97) Exception RA 97
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:


(99) Exception RA 99
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3765.

(100) Exception RA 100
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 15.5.40.10(1) the height of a building or structure is measured as the distance between Canadian Geodetic Datum elevation 154.60 metres and the highest point of the building or structure;

(B) Despite 15.10.40.10(1) the height of a building or structure must not exceed the height specified by the numbers following the symbol HT and ST as shown on Diagram 7 of By-law 1084-2017;

(C) Despite (B) above, terrace and balcony dividers/privacy screens may exceed the permitted maximum height specified by the number following the HT symbol as shown on Diagram 7 of By-law 1084-2017 by 2.5 metres;

(D) Despite (B) above, a planter, railings and balustrades may exceed the permitted maximum height specified by the number following the HT symbol as shown on Diagram 7 of By-law 1084-2017 by 1.2 metres;

(E) Despite regulation 15.10.40.40 the permitted maximum gross floor area is 8,265 square metres;

(F) Despite regulations 15.5.40.60 (1) and 15.10.40.70, the required minimum building setbacks are as shown on Diagram 7 of By-law 1084-2017;

(G) Despite regulation 15.5.50.10(1), a minimum 30 percent of the area of the lot must be landscaping;

(H) Regulation 15.5.100.1(1)(B), Driveway Width, does not apply;

(I) Despite regulation 15.5.100.1(2), a vehicle access is not required to allow for a vehicle to enter and leave the lot while driving forward in one continuous movement;

(J) Despite regulations 200.5.1.10(1), Table 200.5.10.1, and 200.15.10(1), parking spaces must be provided in accordance with the following:

(i) Minimum 105 parking spaces for residents, 4 of which must be an accessible parking space, to be located in an underground structure; and

(ii) Minimum 25 parking spaces for visitors, 1 of which must be an accessible parking space, to be located in an underground structure; and

(K) Despite regulations 230.5.10.1(1), Table 230.5.10.1(1), 230.5.10.1(9)(B), and 230.5.10.1(5), Bicycle parking spaces must be provided in accordance with the following:

(i) 99 "long term" bicycle parking spaces, which may be located within an underground structure; and

(ii) 16 "short term" bicycle parking spaces must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1084-2017 ]

(101) Exception RA 101
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 929, 931, 933, 935, 937 and 939 Sheppard Ave. W., Section 64.20-A(137) of the former City of North York zoning by-law 7625; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(102) Exception RA 102
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 992-2004; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(103) Exception RA 103
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(57) of North York zoning by-law 7625, and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(105) Exception RA 105
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29561, and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(106) Exception RA 106
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 230 Milvan Dr., Section 64.20-A(138) of the former City of North York zoning by-law 7625.

(107) Exception RA 107
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 2350 Finch Ave. W., Section 64.20-A(134) of the former City of North York zoning by-law 7625.

(108) Exception RA 108
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 338-2003; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(109) Exception RA 109
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.19(11) of North York zoning by-law 7625; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(111) Exception RA 111
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1987-164.

(112) Exception RA 112
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite Prevailing By-law 1099-2006, a Transportation Use is permitted;
(B) The requirements for lot coverage, building setbacks, building height, gross floor area, landscaping, and parking spaces in Prevailing By-law 1099-2006 to not apply to a transportation use;
(C) the following regulations and clauses do not apply to a transportation use: 15.5.80.10(3), 15.5.80.10(4), 15.10.30.10(1)(B), 15.10.30.20(1)(B), and 15.10.40.70;
(D) Despite Clause 80.5.40.40 floor space index is calculated only for the above ground portion of a building or structure with a transportation use; and
(E) Despite 80.10.40.40(1), the maximum permitted floor space index for a building with a transportation use is 1.0. [By-law: 1115-2018]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1099-2006.

(115) Exception RA 115
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 461-2002.

(116) Exception RA 116
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 153-2002.

(117) Exception RA 117
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 343-2003.

(118) Exception RA 118
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 989-2003.

(119) Exception RA 119
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 824-2004.

(120) Exception RA 120
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 429-2000.

(122) Exception RA 122
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) On 70 Dixfield Drive, if the requirements of Section 5 and Schedule A of By-law 1210-2018 are complied with, regulations 15.5.40.10, 15.5.40.40, 15.10.40.70 and 15.10.40.80 do not apply to prevent the erection or use of an apartment building that complies with the following:
   (B) The gross floor area of all buildings on the lot must not exceed 27,200 square metres;
   (C) A maximum of 229 dwelling units are permitted;
   (D) Building height is measure from the Canadian Geodetic Datum of:
      (i) 46.195 metres for Buildings 1, 2 and 3, as identified on Diagram 2 for By-law 1210-2018; and
      (ii) 145.993 metres for Building 4, as identified on Diagram 2 for By-law 1210-2018;
   (E) The height of Buildings 1, 2, 3 and 4, must not exceed the height in metres specified by the numbers following the symbol "HT" on Diagram 2 of By-law 1210-2018;
   (F) The following elements of a building may encroach into a required building setback or building separation distance as follows:
      (i) 3.0 metres for canopies, awnings, screens landscape and ornamental features;
(ii) 2.0 metres for balconies or platforms;
(iii) 1.5 metres for stair enclosures, cornices, lighting features, trellises, eaves, window sills, guardrails, balustrades, railings, vents;
(iv) 0.6 metres for satellite dishes, eaves, screens, landscape and ornamental features, trellises, cabanas, lightning rods, window washing equipment, light fixtures, antennae, flag poles;

(G) The following elements of a building may project above the maximum building height as follows:

(i) 5.0 metres for a mechanical penthouse on Building 4, as shown on Diagram 2 of By-law 1210-2018;
(ii) 1.83 metres for a mechanical penthouse on Building 1, 2 and 3, as shown on Diagram 2 of By-law 1210-2018; and
(iii) 1.5 metres for guardrails, railings, retaining walls, wheelchair ramps, roofing assembly and drainage, elements of green roof, parapets, cornices, balustrades, bollards;

(H) Despite regulation 200.5.10.1, parking spaces must be provided and maintained on the lot at a minimum rate of 1.02 parking spaces for each dwelling unit of which a minimum of 0.13 parking spaces for each dwelling unit must be visitor parking spaces;

(I) A building or structure may not be closer to a lot line or another building than the building separation and building setback distances shown on Diagram 2 of By-law 1210-2018;

(J) Despite any existing or future severance, partition, or division of the lot, the provisions of this by-law must apply to the whole of the lot as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)

(123) Exception RA 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the lands shown as Blocks 6B, 6C, 9, 11, and 12 on Diagram 5 of By-law 1214-2019(LPAT), may be used, and buildings and structures may be erected and used, in compliance regulations (B) through (PP), provided the following are met:

(i) The requirements of Schedule A of By-law 1214-2019(LPAT); and
(ii) Prior to the lifting of the H symbol on Block 6B, 6C, and 11, as shown on Diagram 2 of By-law 1214-2019(LPAT), the only use and construction that may occur on those Blocks must be in accordance with Section 15 of By-law 1214-2019(LPAT);

(B) in addition to the uses permitted by Clause 15.10.20.10, car-sharing and bike-sharing are permitted;

(C) for the purpose of this Exception:

(i) Car-sharing means the practice whereby a number of people share the use of one or more motor vehicles and such car-share motor vehicles are made available for short term rental, including hourly rental;
(ii) Car-sharing parking space means a parking space exclusively reserved and signed for a car or cars used only for car-share purposes;
(iii) Bike-sharing means the practice whereby a number of people share the use of one or more bicycles, which are made available for short term rental, including hourly rental; and
(iv) Bike-sharing station means a bicycle sharing facility where bicycles are capable of being securely stored and from which the general public may rent and return bicycles which are owned by a private sector organization or non-profit organization;

(D) despite any provision of Clause 15.10.20.20 to the contrary, the following uses are permitted if they comply with the specific conditions associated with the reference numbers(s) for each use in Clause 15.10.20.100:

(i) Day Nursery (4);
(ii) Home Occupation (6);
(iii) Private Home Daycare (9);
(iv) Residential Care Home (5);
(v) Respite Care Facility (12);
(vi) Retail Store (13);
(vii) **Retirement Home (7);**
(viii) **Secondary Suite (15);** and
(ix) **Seniors Community House (16);**

(E) despite Clause 15.10.20.40, a *dwelling unit* is permitted in an *apartment building*;

(F) despite regulation 15.10.40.40(1), the permitted maximum *gross floor area* for Blocks 6B, 6C, 9, 11 and 12, as shown on Diagram 5 of By-law 1214-2019(LPAT), is:

(i) 10,000.0 square metres on Block 6B;
(ii) 32,250.0 square metres on Block 6C;
(iii) 16,300.0 square metres on Block 9;
(iv) 18,250.0 square metres on Block 11; and
(v) 97,250.0 square metres on Block 12;

(G) in addition to the provisions of regulation 15.5.40.40(1), the *gross floor area* of an *apartment building* is also reduced by the area in a *building* used for:

(i) Parking; and
(ii) Indoor amenity space;

(H) despite regulation 5.10.1.30(3) a *dwelling unit* may not be entirely below-ground;

(I) the permitted maximum number of *dwelling units* on Blocks 6B, 6C, 9, 11 and 12 as shown on Diagram 5 of By-law 1214-2019(LPAT) is:

(i) 140 on Block 6B;
(ii) 500 on Block 6C;
(iii) 220 on Block 9;
(iv) 251 on Block 11; and
(v) 1,304 on Block 12;

(J) despite Clause 15.10.40.10, the permitted maximum height for a *building* or *structure* in metres is the numerical value in metres following the HT symbol on Diagrams 8, 9 and 11 of By-law 1214-2019(LPAT):

(K) for the purpose of this Exception, *established grade* for the Blocks shown on Diagram 5 of By-law 1214-2019(LPAT) is the Canadian Geodetic Datum elevation of:

(i) 128.80 metres for Block 6B;
(ii) 127.30 metres for Block 6C;
(iii) 131.55 metres for Block 9;
(iv) 133.59 metres for Block 11; and
(v) 128.63 metres for Block 12;

(L) despite Clause 15.5.40.10 the following *structures* may exceed the permitted maximum *building* height:

(i) 0.9 metres for skylights, green roof elements and roof access hatch;
(ii) 1.5 metres for architectural features and design elements, parapets, railings and guard railings;
(iii) 1.8 metres for terrace dividers, privacy screens and window washing equipment;
(iv) 3.0 metres for wind screens, wind and mitigation *structures*, canopies, trellises, awnings and/or other similar shade devices and associated *structures*, outdoor amenity space elements including outdoor kitchens;
(v) 7.5 metres for elevator overruns, mechanical equipment and associated enclosures, stairs, stair enclosures, vents, stacks, flues and chimneys;

(vi) despite (v) above, where the entire above-ground portion of a *building* is four *storeys* or less, the following *structures* may exceed the permitted maximum *building* height as follows:

(a) 3.2 metres for elevator overruns, mechanical equipment and associated enclosures, stairs, stair enclosures and rooftop vestibules; and

(b) 1.5 metres for vents, stacks, flues and chimneys; and

(vii) The elements listed in (Q) below;
(M) the permitted maximum number of storeys in a building is the numerical value following the ST symbol on Diagrams 8, 9 and 11 of By-law 1214-2019(LPAT);

(N) despite (M) above, the following are not a storey:

(i) Vestibules providing rooftop access and having a gross floor area of not more than 12.0 square metres;

(ii) Mechanical penthouses;

(iii) Stair enclosures; and

(iv) Elevator overruns;

(O) where the front door to a dwelling unit leads directly outside the building, the finished floor elevation of the front door sill must be no greater than:

(i) 1.2 metres above the level of the ground adjacent the front entrance to a dwelling unit, for 80 percent of the dwelling units on a Block shown on Diagram 5 of By-law 1214-2019(LPAT) which face a street or a park; and

(ii) 1.5 metres above the level of the ground adjacent the front entrance to a dwelling unit, for all other dwelling units on the same Block;

(P) despite Clause 15.10.40.70, the required minimum building setbacks for the portion of a building or structure above-ground is as shown on Diagrams 8, 9 and 11 of By-law 1214-2019(LPAT). A building setback is not required from a corner rounding at the intersection of two streets;

(Q) despite regulation 5.10.40.70(1) and Clause 15.5.40.60, the following may encroach into a required building setback as follows:

(i) 0.9 metres for architectural features such as cornices, piers, eaves, roof overhangs, mouldings, sills, scuppers, rain water leaders, window washing equipment, lighting fixtures and bay windows;

(ii) 1.5 metres for balconies and guard rails;

(iii) 2.0 metres for stoops, decks, porches, canopies, trellises, privacy screens, awnings and/or other similar shade devices and their associated structural elements, utility meters and associated enclosures, railings, vents and structures for wind mitigation;

(iv) 2.4 metres for retaining walls and stairs;

(v) Covered bicycle storage enclosures, bike-sharing station, ramps, garage ramps and associated structures shall be permitted to project into any required building setback; and

(vi) The elements listed in (L) above;

(R) despite regulation 15.10.40.80(2), the required minimum above-ground separation distance between the main walls of two or more buildings is:

(i) 5.5 metres if there are no windows and/or doors to dwelling units in one or more those main walls;

(ii) 11.0 metres if each main wall has a window and/or a door to a dwelling unit; and

(iii) Light standards, eaves, roof overhangs, rainwater leaders, gutters, scuppers balconies, may encroach into a required separation distance;

(S) despite (R) above and (U) below, if the total height of a building above-ground is 14 metres or less, an above-ground main wall of that building must be separated from the above-ground main wall of another building by at least:

(i) 2.0 metres between side main walls;

(ii) 15.0 metres between front main walls;

(iii) 15.0 metres between rear main walls; and

(iv) Light standards, eaves, roof overhangs, rainwater leaders, gutters, scuppers balconies, may encroach into a required separation distance;

(T) despite (R) above and (U) below, above a height of 22.0 metres, as measured from established grade, a minimum separation distance of 25.0 metres must be provided between the main wall of a building and/or portions of a building containing residential uses and the main wall of any other building and/or portion of a building, excluding the permitted encroachments listed in (Q) of this Exception;

(U) despite regulation 15.10.40.80(1), if a building has main walls from which a line projected outward at a right angle from one of the main walls intercepts another main wall of the same building, the required above-ground separation distance between those main walls, excluding main walls around architectural recesses in a
main wall having a depth of 1.0 metres or less, inset balconies, and recessed building entrances, is a minimum of:

(i) 5.5 metres if there are no windows and/or doors to dwelling units in one or more those main walls;
(ii) 11.0 metres if each main wall has a window and/or a door to a dwelling unit; and
(iii) Light standards, eaves, roof overhangs, rainwater leaders, gutters, scuppers balconies, may encroach into a required separation distance;

(V) regulations 5.10.40.1(3), 5.10.40.70(6) and Clause 5.10.40.80 do not apply to buildings as located on Block 12 if existing on the date of the passing of By-law 1214-2019(LPAT), or additions, alterations or replacements if the additions, alterations or replacements are no closer to the stable top-of-bank than the existing building;

(W) the permitted maximum tower floor plate is 750 square metres for:

(i) The storeys of a building on Block 6C, as shown on Diagram 5 of By-law 1214-2019(LPAT), that are more than 22.0 metres above established grade;
(ii) The storeys of a building on Block 12, as shown on Diagram 5 of By-law 1214-2019(LPAT), that are more than 18.0 metres above established grade and have a permitted maximum building height of more than 26.8 metres as shown on Diagram 8 of By-law 1214-2019(LPAT); and
(iii) For the purpose of this Exception, tower floor plate means the area of a floor of a building measured from the main walls, but excluding inset and projecting balconies;

(X) subject to permitted encroachments:

(i) Excluding a building on Block 12, if a building has more than 10 storeys above established grade, the portion of the main wall of the building facing a street or park, above the 6th storey, must set back at least 5.0 metres from the main wall of the building at or below the 6th storey and facing the same street or park;
(ii) If a building has 10 storeys or less above established grade, the portion of the main wall of the building facing a street or a park, above the 6th storey, must set back at least 3.0 metres from the main wall of the building at or below the 6th storey and facing the same street or park;

(Y) despite (Q)(ii) above, on Block 12 balconies are only permitted to project beyond the main walls of buildings with permitted maximum building heights of 103.0 metres and 109.0 metres, as shown on Diagram 8 of By-law 1214-2019(LPAT), in the locations identified with the label “Projecting Balconies Permitted”;

(Z) despite regulation 15.10.40.50(1), in a building containing 20 or more dwelling units, amenity space must be provided at a minimum rate of 3.5 square metres for each dwelling unit, of which:

(i) At least 1.5 square metres for each dwelling unit is indoor amenity space, located at or above-ground;
(ii) A minimum of 40 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
(iii) No more than 25 percent of the outdoor component of the amenity space may be a green roof;

(AA) amenity space means indoor or outdoor space on a Block that is communal and available for use by the occupants of a building on the Block for recreational or social activities, except that:

(i) For Blocks 6B and 6C as shown on Diagram 5 of By-law 1214-2019(LPAT), amenity space may be provided on Block 6B and/or 6C;

(BB) despite regulation 15.5.50.10(1)(A) the required minimum landscaped area for Blocks 6B, 6C, 9, and 12 as shown on Diagram 5 of By-law 1214-2019(LPAT) is:

(i) 30 percent of the combined area of Blocks 6C and 6B;
(ii) 37 percent of Block 9; and
(iii) 48 percent of Block 12;

(CC) despite Chapter 200, parking spaces must be provided in accordance with Section 12 of By-law 1214-2019(LPAT); parking space;

(DD) parking spaces for car-sharing must be provided on the Blocks shown on Diagram 5 of By-law 1214-2019(LPAT) as follows:

(i) 3 on one of or a combination of Blocks 6B and 6C;
(ii) 1 on Block 9;
(iii) 1 on Block 11; and
(iv) 7 on Block 12;
(EE) for each car-sharing parking space provided in excess of the required minimum in Regulation (CC) above, the minimum number of resident parking spaces required on a Block in accordance with Section 12 of By-law 1214-2019(LPAT) may be reduced by four parking spaces, up to a maximum reduction as calculated by the following formula: 4 x (the total number of dwelling units on a Block divided by 60), rounded down to the nearest whole number;

(FF) despite regulation 15.5.80.10(1), a parking space must be on the same Block as the use for which the parking space is required, except for Blocks 6B and 6C, as shown on Diagram 5 of By-law 1214-2019(LPAT), for which:

(i) Parking spaces and associated driveway access and ramps may be provided on one of Blocks 6B and 6C, or a combination of both; and

(ii) Despite regulation 15.5.80.1(1), residential visitor parking spaces may be provided within a shared underground parking facility on Blocks 1A, 1B, 4 and 7, as shown on Diagram 5 of By-law 1214-2019(LPAT), and regulation 15.5.80.1(2) will apply to such residential visitor parking spaces;

(GG) regulation 15.5.100.1(1) does not apply with respect to the width of a driveway;

(HH) despite regulation 15.5.100.1(2), on Blocks 6B and 6C as shown on Diagram 5 of By-law 1214-2019(LPAT), if an apartment building in the RA Zone category has 25 dwelling units or more, an unobstructed vehicle access must be provided between the street and the principal pedestrian entrance to the building so that a vehicle can enter and leave the Block while driving forward;

(I) a parking garage, excluding driveway access ramps and stairs, must be located below-ground, with the exception that on Block 12 as shown on Diagram 5 of By-law 1214-2019(LPAT), a parking garage may be located at or above-ground provided:

(i) The above-ground portion of a parking garage is located behind the Existing Walls shown on Diagram 8 of By-law 1214-2019(LPAT); and/or

(ii) No more than one level of a parking garage facing Wynford Drive may be located above-ground;

(JJ) despite Chapter 230, bicycle parking spaces must be provided in accordance with Section 14 of By-law 1214-2019(LPAT);

(KK) despite Chapter 220, loading spaces must be provided in accordance Section 13 of By-law 1214-2019(LPAT), with the exception that with respect to Blocks 6B and 6C, as shown on Diagram 5 of By-law 1214-2019(LPAT):

(i) The minimum number of loading spaces required for Blocks 6B and 6C is calculated based on the total combined number of dwelling units on Blocks 6B and 6C;

(ii) Loading spaces required for buildings on either of Blocks 6B and 6C may be provided for the shared use of Blocks 6B and 6C and may be located on either Block 6B and Block 6C; and

(iii) Associated driveways and access ramps may be provided on either Blocks 6B and 6C;

(LL) regulation 15.10.30.10(1) does not apply;

(MM) despite regulation 15.10.30.20(1), the required minimum frontage of a Block is as shown on Diagram 5 of By-law 1214-2019(LPAT);

(NN) despite any severance or division of the lands subject to this Exception, the regulations of this Exception shall continue to apply to the whole of the lands as if no severance or division had occurred;

(OO) despite regulation 5.10.30.1(1), no building or structure may be erected or used on the lands unless:

(i) The lands abut an existing street, or is connected to an existing street by a street or streets constructed to a minimum base curb and base asphalt or concrete; and

(ii) All Municipal water mains and Municipal sewers, and their appurtenances, are installed to a lot line of the property and are operational; and

(PP) for the purpose of regulation 5.10.30.1(2) a street may include a street or streets that have been dedicated to the Municipality but may not be assumed.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1214-2019(LPAT) ]

(124) Exception RA 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For the purposes of this Exception, established grade is the Canadian Geodetic Datum elevation of 193.60 metres;
(B) Regulation 15.5.100.1(2) with respect to driveway access to apartment buildings does not apply;
(C) Despite Clause 15.10.40.10, no portion of the building may exceed the height limit specified by the numbers following the symbol HT and ST on Diagram 4 attached to By-law 121-2020(LPAT);
(D) Despite regulation 15.10.30.10(1), the required minimum lot area is 940 square metres;
(E) Despite Clause 15.10.20.10, an eating establishment is a permitted use;
(F) Despite regulation 15.10.20.100(13), there may be more than one retail store in the apartment building, a retail store may be permitted on the first and second storey, and a retail store may have an interior floor area of 120 square metres;
(G) Despite regulation 15.10.40.40(1), the permitted maximum gross floor area on the lot is 5,073 square metres, of which a maximum of 120 square metres may be for a retail store or an eating establishment;
(H) A maximum of 42 dwelling units are permitted;
(I) Despite Clause 15.10.40.70, the required minimum building setbacks are shown on Diagram 7 attached to By-law 121-2020(LPAT);
(J) Despite (I) above, and despite Clause 15.5.40.60, the following building elements and structures may encroach into a required building setback: exhaust vents, uncovered ramps, canopies, airshafts, balconies, balcony roof or canopies, lighting fixtures, awnings, architectural features, trellises, privacy and mechanical screening, columns, eaves, window sills, mechanical fans, balustrades, safety railings, planters, and underground ramps and their associated structures;
(K) Despite regulation 15.10.40.50(1), indoor amenity space must be provided at a minimum rate of 2.0 square metres per dwelling unit and outdoor amenity space must be provided at a minimum rate of 1.02 square metres per dwelling unit;
(L) Despite Clause 15.5.50.10, a minimum of 185 square metres of landscaping must be provided on the lot, of which 60 square metres must be soft landscaping;
(M) Despite Table 200.5.10.1, parking spaces must be provided and maintained on the lot at a minimum rate:
   (i) 0.6 parking spaces for each bachelor dwelling unit up to 45 square metres;
   (ii) 1.0 parking spaces for each bachelor dwelling unit greater than 45 square metres;
   (iii) 0.7 parking spaces for each one bedroom dwelling unit;
   (iv) 0.9 parking spaces for each two bedroom dwelling unit; and
   (v) 1.0 parking spaces for each three or more bedroom dwelling unit;
(N) Despite Table 200.5.10.1, parking spaces must be provided and maintained on the lot at a maximum rate:
   (i) 0.9 parking spaces for each bachelor dwelling unit up to 45 square metres;
   (ii) 1.3 parking spaces for each bachelor dwelling unit greater than 45 square metres;
   (iii) 1.0 parking spaces for each one bedroom dwelling unit;
   (iv) 1.3 parking spaces for each two bedroom dwelling unit; and
   (v) 1.5 parking spaces for each three or more bedroom dwelling unit;
(O) Despite Table 200.5.10.1, parking spaces for visitors must be provided at a minimum rate of 0.1 for each dwelling unit;
(P) Of the required tenant parking spaces, a minimum of 2 parking spaces, dedicated to car-sharing, must be provided and maintained on the lot, with each car-sharing parking space, being equivalent to 4 parking spaces that are not used for car-sharing; and
(Q) Regulations 200.15.1(4) and 200.15.1.5(1) shall not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 121-2020(LPAT) ]

(127) Exception RA 127
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22134; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.
(129) **Exception RA 129**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On these lands City of Toronto by-law 92-2003; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(132) **Exception RA 132**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(25) of the City of North York zoning by-law 7625; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(133) **Exception RA 133**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 190-2002.

(134) **Exception RA 134**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 120 Torresdale Avenue, Section 64.20-A(47) of the City of North York zoning by-law 7625.

(135) **Exception RA 135**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 23088.

(136) **Exception RA 136**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 20362.

(137) **Exception RA 137**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 475 and 485 Patricia Ave., Section 64.20-A(161) of the former City of North York zoning by-law 7625.

(140) **Exception RA 140**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 196-2005 (OMB).

(141) **Exception RA 141**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 23343.

(142) **Exception RA 142**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 20879.

(143) **Exception RA 143**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 5940 Yonge St., Section 64.20-A(71) of the City of North York zoning by-law 7625.

(147) **Exception RA 147**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 20443.

(148) **Exception RA 148**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60.

Prevailing By-laws and Prevailing Sections: (None Apply)

(151) **Exception RA 151**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 2040 Don Mills Rd., Section 64.20-A(31) of the City of North York zoning by-law 7625.

(153) Exception RA 153
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot area is:
   (i) The greater of 665 square metres or 139 square metres per dwelling unit for an apartment building with 5 dwelling units; and
   (ii) 139 square metres per dwelling unit for an apartment building with more than 5 dwelling units;

(B) The minimum lot frontage is:
   (i) 18.0 metres for an apartment building with 5 dwelling units; and
   (ii) 24.0 metres for an apartment building with more than 5 dwelling units;

(C) The minimum front yard setback is 7.5 metres.

(D) The minimum rear yard setback is the greater of 7.5 metres or 25% of the lot depth; and

(E) The minimum side yard setback is:
   (i) 3.0 metres for an apartment building with 5 dwelling units; and
   (ii) half the height of the building for an apartment building with more than 5 dwelling units.

Prevailing By-laws and Prevailing Sections: (None Apply)

(154) Exception RA 154
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-laws 22077 and 22616.

(155) Exception RA 155
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 134-2008 (OMB).

(156) Exception RA 156
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 21502.

(163) Exception RA 163
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 30481.

(166) Exception RA 166
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 27382.

(171) Exception RA 171
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(27) of the City of North York zoning by-law 7625.

(172) Exception RA 172
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 21769.

(173) Exception RA 173
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 28475.

(174) Exception RA 174
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 707-1998.

(175) Exception RA 175
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(75) of the City of North York zoning by-law 7625.
(176) Exception RA 176
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 903-1998.

(178) Exception RA 178
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 4-2006.

(179) Exception RA 179
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 2431 and 2433 Finch Ave. W., Section 64.20-A(28) of the City of North York zoning by-law 7625.

(180) Exception RA 180
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 422-2003.

(181) Exception RA 181
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 23457.

(182) Exception RA 182
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 22039 and 29893.

(183) Exception RA 183
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 22102.

(184) Exception RA 184
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 21017.

(185) Exception RA 185
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 535 and 555 Sheppard Ave. W., Section 64.20-A(13) of the City of North York zoning by-law 7625; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(188) Exception RA 188
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 21681; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(189) Exception RA 189
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-laws 30864, 31218 and 31936; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(190) Exception RA 190
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 15 Bideford Avenue, Section 64.20-A(14) of the City of North York zoning by-law 7625; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(191) Exception RA 191
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 22171; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(193) **Exception RA 193**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 30470.

(194) **Exception RA 194**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 1038-2002; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(195) **Exception RA 195**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 1000 Sheppard Ave. W., Section 64.20(9) of the City of North York zoning by-law 7625; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(196) **Exception RA 196**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 522-2006; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(197) **Exception RA 197**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 845-2001; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(198) **Exception RA 198**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 1239-2007; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(199) **Exception RA 199**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) City of Toronto by-law 643-2002; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(200) **Exception RA 200**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) On 798-802 Sheppard Ave. W., Section 64.20-A(62) of the City of North York zoning by-law 7625; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(201) **Exception RA 201**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) On 778-782 Sheppard Ave. W., Section 64.20-A(42) of the City of North York zoning by-law 7625; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(203) **Exception RA 203**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) On 1206 Wilson Avenue, Section 64.20-A(1) of the City of North York zoning by-law 7625; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(204) **Exception RA 204**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) Former City of North York by-law 31424.

(205) **Exception RA 205**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) Former City of North York by-law 28535; and
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(207) Exception RA 207
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 3-2005 (OMB); and
   (B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(208) Exception RA 208
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 25538.

(210) Exception RA 210
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 26337, 24307 and 20923.

(211) Exception RA 211
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 20724.

(212) Exception RA 212
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 2999.

(213) Exception RA 213
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 22685.

(214) Exception RA 214
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 22075.

(215) Exception RA 215
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 23112; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(217) Exception RA 217
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 22527.

(220) Exception RA 220
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(60) of the City of North York zoning by-law 7625.

(221) Exception RA 221
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 27624.

(234) Exception RA 234
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 24357; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(236) Exception RA 236
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 825-1998; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(237) Exception RA 237
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 809-2007; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(241) Exception RA 241
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 26455.

(243) Exception RA 243
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(38) of the City of North York zoning by-law 7625.

(244) Exception RA 244
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

<table>
<thead>
<tr>
<th>Site Specific Provisions: (None Apply)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Specific Provisions:</td>
</tr>
<tr>
<td>(A) In addition to the <strong>building</strong> types permitted in 15.10.20.40 (1), a <strong>townhouse</strong> is a permitted <strong>building</strong> type subject to compliance with the applicable provisions of Section 10.60. [By-law: 607-2015 Under Appeal]</td>
</tr>
</tbody>
</table>

Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(18) of the City of North York zoning by-law 7625.

(245) Exception RA 245
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 19519.

(246) Exception RA 246
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 31448.
Exception RA 247
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 17531.

Exception RA 249
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 31594; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

Exception RA 250
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 720-2000; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

Exception RA 251
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 30946.

Exception RA 252
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-laws 26683 and 27259.

Exception RA 253
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 31012.

Exception RA 254
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 23702.

(255) **Exception RA 255**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 19530.

(256) **Exception RA 256**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 29650.

(257) **Exception RA 257**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 29938.

(258) **Exception RA 258**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 26855.

(259) **Exception RA 259**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-laws 22099 and 21708.

(260) **Exception RA 260**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 25204; and
  (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(261) **Exception RA 261**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 28007; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(263) Exception RA 263
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 29426; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(264) Exception RA 264
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(10) of the City of North York zoning by-law 7625; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(265) Exception RA 265
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(36) of the City of North York zoning by-law 7625; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(266) Exception RA 266
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20(2) of the City of North York zoning by-law 7625; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(280) Exception RA 280
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(9) of the City of North York zoning by-law 7625.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 27017 and 27417.

(282) Exception RA 282
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 31620 and 29945.

(283) Exception RA 283
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 27625.

(284) Exception RA 284
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 27814 and 21836; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(285) Exception RA 285
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 27966; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(287) Exception RA 287
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(8) of the City of North York zoning by-law 7625; and
   (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(288) Exception RA 288
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(26) of the City of North York zoning by-law 7625; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(289) **Exception RA 289**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 739-2001.

(290) **Exception RA 290**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(48) of the City of North York zoning by-law 7625.

(301) **Exception RA 301**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A mixed use building is permitted;
(B) The maximum lot coverage is 40%;
(C) The maximum number of dwelling units is 88 and a maximum of 45 extended care beds;
(D) The maximum height of a building is 7 storeys;
(E) The maximum gross floor area of commercial and professional office floor space is 794 square metres;
(F) The minimum building setbacks are as follows:
   (i) front yard is 1.5 metres;
   (ii) the westerly side yard is 6.5 metres;
   (iii) the easterly side yard is 1.5 metres; and
   (iv) the rear yard is 13.7 metres; and
(G) The minimum number of parking spaces is as follows:
   (i) apartment dwelling unit is 1.25 parking spaces per dwelling unit;
   (ii) apartment dwelling unit occupied by senior citizens is 1 parking space for each 4 dwelling units;
   (iii) professional office is 1 parking space for each 47.5 square metres of office floor area; and
   (iv) commercial is 1 parking space for each 19 square metres of commercial floor area.

Prevailing By-laws and Prevailing Sections: (None Apply)

(302) **Exception RA 302**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands, Section 6.7.5.6, of the former Town of Leaside zoning by-law 1916.

(303) **Exception RA 303**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On these lands, Section 6.7.5.2, of the former Town of Leaside zoning by-law 1916.

(304) **Exception RA 304**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 26595.

(305) **Exception RA 305**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 31788.

(306) **Exception RA 306**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 352, 354, 356 McRae Dr. and 216 Randolph Rd., Section 6.7.5.4, of the former Town of Leaside zoning by-law 1916.

(307) **Exception RA 307**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 186 Laird Dr. and 360 McRae Dr., Section 6.7.5.5, of the former Town of Leaside zoning by-law 1916.

(308) **Exception RA 308**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 30765.

(309) **Exception RA 309**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 11 Thorncliffe Park Drive and 21 Overlea Blvd., Sections 6.10.2 and 6.10.3 of the former Town of Leaside zoning by-law 1916.

(310) Exception RA 310
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 73.0 metres.
(B) The maximum height of an **apartment building** is 12 storeys.
(C) The minimum **front yard setback** and **rear yard setback** are those that existed on the day of the enactment of this By-law.
(D) The minimum east **side yard setback** is 13.0 metres.
(E) The minimum west **side yard setback** is that which existed on the day of the enactment of this By-law.
(F) The minimum distance between any **parking space** and an **apartment building** is 3.0 metres.
(G) The minimum area of the **lot** to be for **landscaping** is 48%.
(H) The minimum on-site **parking space** rate is 1.25 for each **dwelling unit**, of which 0.25 for each **dwelling unit** is reserved for visitors **parking spaces**.
(i) The minimum number of **parking spaces** to be within an enclosed **building** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(311) Exception RA 311
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 522 Plains Rd., Section 7.2.4.1 of the former Borough of East York zoning by-law 6752.

(323) Exception RA 323
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from the **lot line** that abuts Eglinton Ave. is 36 metres, measured from the original centre line of Eglinton Ave.;
(B) The minimum **building setback** from a **side lot line** is a the greater distance of:
   (i) half the height of the **building**; or
   (ii) 5.7 metres;
(C) The minimum **building setback** from a **rear lot line** is a distance equal to half the height of the **building**; and
(D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(324) Exception RA 324
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from the **front lot line** that abuts Midland Ave. is 22 metres, measured from the original centre line of Midland Ave.
(B) The minimum **building setback** from a **side lot line** is 0.3 metres;
(C) The maximum **building** height permitted is 9.5 metres;
(D) The maximum lot coverage is 36%;
(E) Parking spaces must be provided at a minimum rate of 0.5 parking spaces per dwelling unit; and
(F) Required parking space must be located in the rear yard.

Prevailing By-laws and Prevailing Sections: (None Apply)

(327) Exception RA 327
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from the lot line abutting Danforth Rd. is 25 metres, measured from the original centre line of Danforth Rd.;
(B) The minimum building setback from a side lot line or rear lot line is equal to half the height of the building;
(C) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;
(D) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of fifty (50); and
(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(328) Exception RA 328
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from the lot line abutting Danforth Rd. is 25 metres, measured from the original centre line of Danforth Rd.;
(B) The minimum building setback from a side lot line or rear lot line is equal to half the height of the building;
(C) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;
(D) A minimum of 46 square metres of amenity space must be provided, plus 0.9 square metres per dwelling unit in excess of fifty (50);
(E) The maximum height is the lesser of four storeys and 14.0 metres;
(F) The maximum lot coverage is 33%; and
(G) Parking spaces must be provided at a minimum rate of 1.25 parking spaces per dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(329) Exception RA 329
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from the lot line abutting Danforth Rd. is 25 metres, measured from the original centre line of Danforth Rd.;
(B) The minimum building setback from a side lot line or rear lot line is equal to half the height of the building;
(C) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;
(D) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of fifty (50); and
(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(333) Exception RA 333
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.0 metres from a lot line that abuts Eglinton Ave.; and
   (ii) 3.0 metres from a lot line that abuts McCowan Rd.;

(B) A canopy and its supporting columns may encroach into a required yard setback from McCowan Rd.;

(C) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of fifty (50);

(D) If the total required amenity space area exceeds 93 square metres, the required amenity space area must be provided in two or more rooms, each having a floor area of not less 46 square metres;

(E) Parking structures must not exceed a height greater than 5 storeys and 17.0 metres;

(F) The maximum height of a building is the lesser of 19 storeys and 59 storeys;

(G) Parking spaces must be provided at a minimum rate of 1.0 per dwelling unit, to a maximum rate of 1.4 per dwelling unit;

(H) Of the total number of parking spaces provided, a minimum of 0.25 spaces per dwelling unit must be for visitor parking; and

(I) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(334) Exception RA 334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 25.0 metres where the lot line abuts Danforth Rd., measured from the centerline of the original road allowance; and
   (ii) 9 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot setback is a distance equal to half the height of the building;

(C) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(D) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of fifty (50); and

(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(338) Exception RA 338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from the a lot line that abuts a street is:
   (i) 12.0 metres where the lot line abuts McCowan Rd.; and
   (ii) 9.0 metres where the lot line abuts Trudelle St.;

(B) The minimum building setback from a side lot line that does not abut a street or a rear lot line is a distance equal to half the height of the building;

(C) The minimum separation distance between the main walls of two residential buildings on the same lot building is the average of the combined height of the two buildings;

(D) The maximum lot coverage is 15%;

(E) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:

(F) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of fifty (50);
(G) If the total required amenity space area exceeds 93 square metres, the required amenity space area must be provided in two or more rooms, each having a floor area of not less 46 square metres;

(H) A below grade parking structure must be set back from a lot line that abuts a street the greater of:

   (i) 3.0 metres; and
   (ii) a distance equal to the distance between the elevation of the finished surface of the lowest floor and the elevation of the lot line at the street; and

   (I) a minimum of 65% of the spaces must be located below grade; and

     (ii) 0.11 spaces per dwelling unit must be used as visitors parking and located at grade;

   (I) An outdoor area equal to 45% of the gross floor area of the building or buildings must be used for no other purpose than landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(339) Exception RA 339

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

   (A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
   (B) The minimum building setback from a side lot line and rear lot line is 3.0 metres;
   (C) The maximum height is the lesser of 11.5 metres or 3 storeys;
   (D) Parking spaces must be provided at a minimum rate of 1.4 parking spaces per dwelling unit, of which:

     (i) a minimum of 1.0 space per dwelling unit must be located in a building and used by residents; and
     (ii) a minimum of 0.3 spaces per dwelling unit must be used for visitor parking;
   (E) The maximum lot coverage is that which lawfully existed on the date of the enactment of this By-law; and
   (F) The only uses permitted are:

     (i) a dwelling unit if it is in an apartment building; and
     (ii) private-home day care.

Prevailing By-laws and Prevailing Sections: (None Apply)

(340) Exception RA 340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

   (A) The minimum building setback from a lot line that abuts a street is 9.0 metres;
   (B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;
   (C) The minimum separation distance between the main walls of two residential buildings on the same lot building is the average of the combined height of the two buildings;
   (D) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;
   (E) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of fifty (50);
   (F) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:

     (i) a minimum of 50% of the spaces must be located below grade; and
     (ii) 0.125 spaces per dwelling unit must be used as visitor parking;

   (G) The maximum lot coverage is 20%;
   (H) A minimum 40% of the lot area must be used for no other purpose than landscaping; and
   (I) The minimum height is the lesser of 8 storeys and 26 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
(341) **Exception RA 341**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) **Building setback** from the *front lot line* is 25 metres, measured from the original centre line of Bellamy Rd.;

(B) The minimum **building setback** from a *side lot line* or rear *lot setback* is a distance equal to half the height of the *building*;

(C) A maximum of 50% of the **gross floor area** of the *first floor* may be used for *dwelling units*;

(D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per *dwelling unit* in excess of fifty (50);

(E) The maximum **lot coverage** is 33%; and

(F) The following uses are permitted if they are located on the *first floor* if the total combined **interior floor area** these uses does not exceed 47 square metres:

   (i) **personal service shop**;
   (ii) dry cleaning and laundry pick-up and delivery;
   (iii) photographic pick-up and delivery;
   (iv) **retail store** if it only sells foods prepared off the *premises*, soft drinks for consumption off the *premises*, or drugs, cosmetics, pharmaceuticals, tobaccos and reading materials; and
   (v) recreational uses.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(344) **Exception RA 344**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) **Amenity space** must be provided at a minimum rate of 1.0 square metres per *dwelling unit*;

(B) The maximum **building height** is 19.0 metres;

(C) **Parking spaces** must be provided at a minimum rate of 1.3 parking spaces per *dwelling unit*, of which:
   
   (i) a minimum of 1.2 spaces for each *dwelling unit* must be used for resident parking; and
   (ii) a minimum of 0.1 spaces for each *dwelling unit* must be used for visitor parking;

(D) The maximum **lot coverage** is 28%;

(E) The maximum **gross floor area** is 1.6 times the area of the *lot*;

(F) The minimum **building setback** from a *front lot line* is 3.0 metres;

(G) The minimum **building setback** from a *side lot line* is 1.0 metres; and

(H) Regulation 15.5.50.10 (2) does not apply.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(346) **Exception RA 346**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions: (None Apply)**

**Prevailing By-laws and Prevailing Sections:**

(A) City of Toronto by-law 357-2003.

(348) **Exception RA 348**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 19340 and 19369.

(349) Exception RA 349
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 1465 Lawrence Ave. W., Section 64.20-A(98) of former City of North York zoning by-law 7625.

(351) Exception RA 351
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 31347 and 31509.

(358) Exception RA 358
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
   (B) The minimum **building setback** from a **lot line** that abuts **street** is 3.0 metres;
   (C) The maximum height for a **building** or **structure** is the lesser of 17.0 metres and 4 **storeys**;
   (D) The minimum number of **parking space** must be equal to 1.6 **parking spaces** per **dwelling unit**, and of the required **parking spaces**:
      (i) a minimum of 1.0 **parking space** per **dwelling unit** must be located within a **building**; and
      (ii) a minimum of 0.3 **parking spaces** per **dwelling unit** must be used for visitor parking; and
   (E) The maximum **lot coverage** is the **lot coverage** that existed on the **lot** on the date of the enactment of the by-law.

Prevailing By-laws and Prevailing Sections:
   (A) Schedule "C" Exception 14 (1), of former City of Scarborough by-law 15907.

(359) Exception RA 359
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
   (B) The minimum **building setback** from the northerly **lot line** is 60.0 metres;
   (C) A **soft landscape** strip having a minimum width of 1.5 metres must be provided along the entire length of the northerly **lot line**;
   (D) **Amenity space** must be provided at a minimum rate of 2.2 square metres per **dwelling unit**;
   (E) The maximum height for a **building** or **structure** is:
      (i) the lesser of 30 metres and 10 **storeys** for that portion of the **building** located less than 17.0 metres from a **lot line** abutting a **street**; and
(ii) the lesser of 36 metres and 12 storey for that portion of the building located 17.0 metres or more from a lot line abutting a street;

(F) The minimum number of parking space must be equal to 1.4 parking spaces per dwelling unit, and of the required parking spaces:
   (i) a minimum of 1.0 parking space per dwelling unit must be located within a building; and
   (ii) a minimum of 0.2 parking spaces per dwelling unit must be used for visitor parking;

(G) Parking spaces for a day nursery must be provided at a minimum rate of 3 parking spaces per 100 sq. metres of interior floor area used for a day nursery; and

(H) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(360) Exception RA 360
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The total number of dwelling units existing on the lot on the date of the enactment of this By-law is the maximum number of dwelling units permitted in the lot;

(B) The minimum building setback from a lot line that abuts street is 3.0 metres;

(C) Amenity space must be provided at a minimum rate of 3.0 square metres per dwelling unit;

(D) The maximum height for a building or structure is 38 metres measured vertically from the average elevation of the finished grade at the front wall of the building to the low part of the eaves at its intersection with the main wall of the building;

(E) The minimum number of parking spaces must be equal to 1.4 parking spaces per dwelling unit, and of the required parking spaces:
   (i) a minimum of 1.0 parking space per dwelling unit must be located within a building; and
   (ii) a minimum of 0.2 parking spaces per dwelling unit must be used for visitors parking;

(F) The maximum height of a building or structure is the lesser of 4 storeys and 14.0 metres; and

(G) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 21, of former City of Scarborough by-law 15907.

(361) Exception RA 361
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The total number of dwelling units existing on the lot on the date of the enactment of this By-law is the maximum number of dwelling units permitted in the lot;

(B) The minimum building setback from a lot line that abuts street is:
   (i) a minimum of 36.0 metres measured from the centre line of Meadowvale Rd.; and
   (ii) a minimum of 7.5 metres from Generation Blvd.;

(C) The minimum building setback from the side lot lines is 7.5 metres;

(D) The minimum building setback from the rear lot line is 7.5 metres;

(E) The maximum lot coverage is 30%;

(F) All parts of a building located below grade and used for parking or storage of vehicle must be set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance from the surface of the lowest floor of the structure to the grade;

(G) A minimum of 45% of the lot must be landscaped;
(H) A wholly enclosed building used only for the storage of waste must be set back a minimum of 1.5 metres from a lot line that abuts a street;

(I) The maximum height of a building or structure is the lesser of 10 metres and 3.0 storeys;

(J) The minimum number of parking spaces must be equal to 2.0 parking spaces per dwelling unit and of the required parking spaces:
   (i) a minimum of 1.0 parking space per dwelling unit must be used for resident parking spaces; and
   (ii) a minimum of 1.0 parking space per dwelling unit must be used for visitor parking spaces;

(K) An area used for the parking or storage of a vehicle may be located in a yard abutting Generation Blvd. and Meadowvale Rd. if it is a minimum of 1.5 metres from all lot lines;

(L) Amenity space must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each unit over 50 units; and

(M) A minimum 7.5 metre wide of land used for soft landscaping must be located along the entire length of a any lot line that abuts Meadowvale Rd.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exceptions 7 and 16, of former City of Scarborough by-law 15907.

(362) Exception RA 362
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The total number of dwelling units permitted is 622;

(B) The minimum building setback is 6.0 metres a lot line abutting Dean Park Rd. and 20.0 metres from the east property line;

(C) The maximum lot coverage is 25%;

(D) A minimum of 3.22 parking spaces per 100 square metres of gross floor area must be provided for all uses except recreational uses that must provide parking space in compliance with the requirements of this by-law;

(E) Minimum 30.7 % of the lot area must be used for landscaping;

(F) Maximum building height - 12 storeys, excluding utility room, elevator room, enclosed roof access stairs and basements;

(G) Parking spaces for dwelling units must be provided at a minimum rate of 1.4 parking spaces for each dwelling unit;

(H) Recreational facilities must be provided at a rate of 1.5 square metres for each dwelling unit; and

(I) These regulations collectively apply to the exception area.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 2,8, of former City of Scarborough by-law 15907; and

(B) On these lands City of Toronto by-law 1227-2009.

(363) Exception RA 363
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The total number of dwelling units existing on the lot on the date of the enactment of this By-law is the maximum number of dwelling units permitted in the lot;

(B) The minimum building setback from a lot line that abuts:
   (i) Meadowvale Rd. is 18.0 metres;
   (ii) Dean Park Rd. is 12.0 metres;
   (iii) Braymore Blvd. is 9.0 metres; and
   (iv) any other street is 7.5 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance equal to half the height of the building;

(D) The minimum separation between buildings on a lot is equal to half the total height of the two buildings;

(E) The maximum lot coverage is 17%;

(F) Amenity space must be provided in each building at a minimum rate of 46 square metres plus 0.9 square metres for each dwelling unit in excess of 50 units in that building;

(G) All parts of a building located below grade and used for parking or storage of vehicle must be set back from a lot line that abuts a street the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the distance from the surface of the lowest floor of the structure to the grade;

(H) The minimum area used for soft landscaping must be equal to 45% of the gross floor area of all buildings on the lot;

(I) A 1.5 metre wide landscaping strip must be provided along the entire length of the lot line abutting Meadowvale Rd.;

(J) A landscape strip having a minimum width of 1.5 metres must be provided along the entire length of the northerly lot line; and

(K) Parking spaces must be provided at a minimum rate of 1.2 parking spaces per dwelling unit of which:
   (i) a minimum of 0.7 parking spaces per dwelling unit must be located in a residential building; and
   (ii) a minimum of 0.2 parking spaces dwelling unit must be located at grade and used for visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 2, of former City of Scarborough by-law 15907.

(365) Exception RA 365

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) The minimum building setback from a lot line that abuts a street for underground structures is 1.0 metre;

(C) The minimum building setback from a lot line that abuts the Open Space Zone category is 15.0 metres;

(D) The minimum building setback from a lot line that abuts the Open Space Zone category for underground structures is 0.0 metres;

(E) The maximum lot coverage is 45%;

(F) Amenity space must be provided at a minimum rate of 1.0 square metre per dwelling unit;

(G) No open balconies are permitted to face the westerly lot line;

(H) The maximum height for a building or structure is:
   (i) The lesser of 13.0 metres and 4 storeys for that portion of the building located less than 50.0 metres from a lot line abutting Sheppard Ave. and the lesser of 28.0 metres and 9 storeys for that portion of the building located between 50.0 metres and 175.0 metres from a lot line abutting Sheppard Ave. E. and the lesser of 13.0 metres and 4 storeys for that portion of the building located beyond 175.5 metres from a lot line abutting Sheppard Ave. E.; and
   (ii) 54.0 metres in all other cases;

(I) The second floor contained in dwelling units located on the ninth storey in the buildings will be considered as one storey in total;

(J) Parking spaces must be provided at a minimum rate of 1.4 parking spaces per dwelling unit in an apartment building, as follows:
   (i) a minimum of 1.2 parking space per dwelling unit must be within a building; and
   (ii) a minimum of 0.2 spaces per dwelling unit must be for visitors; and

(K) Parking spaces must be provided at a minimum rate of 2.0 parking spaces per dwelling unit in a residential building other than an apartment building, as follows:
(i) a minimum of 1.0 parking space per dwelling unit must be within a building; and
(ii) a minimum of 1.0 tandem parking space per dwelling unit.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 18, of former City of Scarborough by-law 15907.

(366) Exception RA 366
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-laws 29075, 31617 and 32063.

(367) Exception RA 367
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On these lands former City of North York by-law 29075.

(368) Exception RA 368
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.20-A(49) of the City of North York zoning by-law 7625.

(369) Exception RA 369
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.20-A(67) of the City of North York zoning by-law 7625.

(370) Exception RA 370
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 19951.

(371) Exception RA 371
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.20(1) of the City of North York zoning by-law 7625.

(372) Exception RA 372
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(3) of the City of North York zoning by-law 7625.

(373) Exception RA 373

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 21147 and 21247.

(374) Exception RA 374

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(6) of North York zoning by-law 7625.

(375) Exception RA 375

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A retail store, having a maximum interior floor area of 65 square metres, may be located within a building situated on the lands described as Block "B", Plan 7012, if no advertising signs are affixed to the exterior walls of the retail store; and

(B) In addition to the building types permitted in 15.10.20.40 (1), a townhouse is a permitted building type subject to the requirements in Section 10.60.

Prevailing By-laws and Prevailing Sections: (None Apply)

(377) Exception RA 377

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30407.

(378) Exception RA 378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 14863, 28211, 28241, 28453, and 31172.

(379) Exception RA 379

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.20-A(84) of the former City of North York zoning by-law 7625.

(382) Exception RA 382
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 404-444 Lumsden Ave., Section 7.7.5.7, of the former Borough of East York zoning by-law 6752.

(383) Exception RA 383
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 141-439 Lumsden Ave., Section 7.7.5.8, of the former Borough of East York zoning by-law 6752.

(A) 141-195 Barrington Avenue and 427-439 Lumsden Avenue, Section 7.7.5.8, of the former Borough of East York zoning by-law 6752. [By-law: 607-2015 Under Appeal]

(384) Exception RA 384
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 48-108 Eastdale Ave., Section 7.7.5.6, of the former Borough of East York zoning by-law 6752.

(385) Exception RA 385
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 61-75 Eastdale Ave. and 2-12 Goodwood Park Cres., Section 7.7.5.9, of the former Borough of East York zoning by-law 6752.

(386) Exception RA 386
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 2 Secord Ave., Section 7.7.5.13, of the former Borough of East York zoning by-law 6752.

(389) Exception RA 389
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 506 Dawes Rd., Section 7.7.5.21, of the former Borough of East York zoning by-law 6752.
(390) **Exception RA 390**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

   (A) On 508 Dawes Rd., Section 7.7.5.22, of the former Borough of East York zoning by-law 6752.

(392) **Exception RA 392**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

   (A) On 1050 Broadview Ave., Section 7.7.5.3, of the former Borough of East York zoning by-law 6752.

(393) **Exception RA 393**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

   (A) On 1000 Broadview Ave., Section 7.7.5.4, of the former Borough of East York zoning by-law 6752.

(394) **Exception RA 394**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

   (A) On 1010 Broadview Ave., Section 7.7.5.11, of the former Borough of East York zoning by-law 6752.

(395) **Exception RA 395**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

   (A) On 980 Broadview Ave., Section 7.7.5.14, of the former Borough of East York zoning by-law 6752.

(396) **Exception RA 396**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

   (A) On 1071 Woodbine Ave., Section 7.7.5.15, of the former Borough of East York zoning by-law 6752.

(397) **Exception RA 397**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 704 Mortimer Ave., Section 7.7.5.18, of the former Borough of East York zoning by-law 6752.

(398) Exception RA 398
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 266 Donlands Ave., Section 7.7.5.17, of the former Borough of East York zoning by-law 6752.

(399) Exception RA 399
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 1501 Woodbine Ave., Section 12.1.16, of the former Borough of East York zoning by-law 6752.

(400) Exception RA 400
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 30509.

(401) Exception RA 401
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 1042-1048 Broadview Ave., Section 7.7.4.25, of the former Borough of East York zoning by-law 6752.

(402) Exception RA 402
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 270-272 Donlands Ave., Section 7.7.5.26, of the former Borough of East York zoning by-law 6752.

(403) Exception RA 403
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 693-2004.

(404) Exception RA 404
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 27269 and 27144; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(405) Exception RA 405

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands may be used for a 14 storey, 13 suite apartment building;
(B) Gross Floor Area must not exceed 38,000 square feet;
(C) A minimum of 40 parking spaces must be provided, all of which must be underground; and
(D) 10,000 square feet of landscaping must be provided, consisting of at least lawn and ornamental shrubs maintained in a healthy growing condition, neat and orderly in appearance.

Prevailing By-laws and Prevailing Sections: (None Apply)

(406) Exception RA 406

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26370.

(408) Exception RA 408

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 69-2000; and
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(409) Exception RA 409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 23063 and 22255.

(410) Exception RA 410

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 23063, 22255, 26936, and 27549.

(411) Exception RA 411

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) A retail store is permitted on the ground floor or below grade of the building located on Block D2, Plan M-834, if:

(i) the floor area of the store does not exceed 41.8 square metres;
(ii) there is no direct access to the store from the exterior of the building;
(iii) there is no sign advertising the store erected on the lands or affixed to the building;
(iv) the goods to be sold are limited to day-to-day convenience items such as milk, bread, but not fresh fruit and vegetables; and
(v) no electronic video games or other such amusement machines are located in the store.

Prevailing By-laws and Prevailing Sections: (None Apply)

(412) Exception RA 412
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A retail store is permitted on the ground floor of an apartment building if:

(i) the floor area of the retail store does not exceed 98.5 square metres;
(ii) there is no access to the retail store from the exterior of the building; and
(iii) no sign advertising the retail store is erected or affixed to the exterior or the interior so as to be visible from any of the adjacent streets.

Prevailing By-laws and Prevailing Sections: (None Apply)

(415) Exception RA 415
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 28394 and 28643.

(416) Exception RA 416
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the building types permitted in 15.10.20.40 (1), a townhouse is a permitted building type subject to the requirements in Section 10.60.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 23874, 28644, 23063 and 22255.

(417) Exception RA 417
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the building types permitted in 15.10.20.40 (1), a townhouse is a permitted building type subject to the requirements in Section 10.60.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 23395, 23063 and 22255.

(418) Exception RA 418
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
 Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 21769.

(420) **Exception RA 420**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) The minimum **lot frontage** is 120 metres;
  (B) The maximum height of an **apartment building** is 6 **storeys**, not including a mechanical floor;
  (C) The maximum floor space index is 2.5;
  (D) The minimum **front yard setback** is 2.0 metres;
  (E) The minimum **rear yard setback** is 10.0 metres;
  (F) The minimum east **side yard setback** is 3.0 metres;
  (G) The minimum west **side yard setback** is 5.0 metres;
  (H) The minimum area of the **lot** to be used as landscaping is 21%;
  (I) The minimum indoor **amenity space** provided and maintained is 680 square metres;
  (J) The minimum on-site **parking space** rate is 1.25 for each **dwelling unit**;
  (K) The minimum number of visitor **parking spaces** is 18;
  (L) All the **parking spaces** must be located underground with the exception of 2 surface **parking spaces** reserved for visitors parking and the additional 16 visitor **parking spaces** must be located on the upper level of the underground **parking garage**;
  (M) The minimum number of on-site **loading spaces** is 1;
  (N) The minimum width of all two-way driveways for vehicle access to and from the lands is 6.0 metres; and
  (O) All walkways and all interior and exterior accesses to the **apartment building** must be accessible by wheelchair.

Prevailing By-laws and Prevailing Sections: (None Apply)

(421) **Exception RA 421**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
 Prevailing By-laws and Prevailing Sections:

(423) **Exception RA 423**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
 Prevailing By-laws and Prevailing Sections:
  (A) Former City of York by-law 865.

(425) **Exception RA 425**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 25740.

(427) Exception RA 427
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(51) of the City of North York zoning by-law 7625.

(428) Exception RA 428
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) In addition to the building types permitted in 15.10.20.40 (1), a townhouse is a permitted building type subject to the requirements in Section 10.60.
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 24306 and 22843.

(430) Exception RA 430
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 20495 and 20462.

(432) Exception RA 432
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) A portion of the apartment building may be used for the purpose of a convenience store if:
       (i) the floor area devoted to the store does not exceed 44 square meters;
       (ii) the store is located on the ground floor;
       (iii) there is no external signage advertising the store; and
       (iv) a minimum of one surface parking space is provided for the store.
Prevailing By-laws and Prevailing Sections: (None Apply)

(433) Exception RA 433
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) Permitted Buildings:
       (i) a 9 storey apartment building with a maximum of 60 dwelling units at 29 Church St.;
       (ii) a 6 storey apartment building with a maximum of 41 dwelling units at 36 Church St.; and
       (iii) two 27 storey apartment buildings with a maximum of 212 dwelling units within each of the 2 apartment buildings at 2450-2460 Weston Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RA 434
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The only permitted building type is an apartment building;
(B) The minimum lot frontage is 59 metres;
(C) The maximum floor space index is 2.00;
(D) The minimum front yard setback is 7.6 metres;
(E) The minimum rear yard setback is 7.6 metres;
(F) The minimum side yard setback is half the height of the apartment building or 7.6 metres, whichever is greater;
(G) The minimum distance between any parking space and the apartment building is 3.0 metres;
(H) The minimum area of the lot to be used as landscaping is 25%;
(I) The minimum on-site parking space rate is 1.25 for each dwelling unit; and
(J) The minimum number of parking spaces to be within an enclosed building is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RA 435
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The only permitted building type is an apartment building;
(B) The minimum lot frontage is 45.0 metres;
(C) The maximum height of the apartment building is 21.3 metres;
(D) The maximum floor space index is 2.16;
(E) The minimum front yard setback is 7.6 metres;
(F) The minimum rear yard setback is 7.6 metres;
(G) The minimum north side yard setback is 11.5 metres;
(H) The minimum south side yard setback is 10.6 metres;
(I) The minimum distance between any parking space and the apartment building is 3.0 metres;
(J) The minimum area of the lot to be used as landscaping is 25%;
(K) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit; and
(L) A minimum of 50% of the parking spaces must be within an enclosed building.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RA 437
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the building types permitted in 15.10.20.40 (1), a townhouse is a permitted building type subject to the requirements in Section 10.60.

Prevailing By-laws and Prevailing Sections:
(A) Section 64.20-A(59) of the City of North York zoning by-law 7625.

Exception RA 438
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2130 Weston Rd., Section 16(248) of the City of York zoning by-law 1-83.

(439) Exception RA 439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum height of an apartment building is 21 storeys;
(B) The maximum floor space index is 3.25;
(C) The minimum front yard setback is 10.5 metres;
(D) The minimum rear yard setback is 6.0 metres;
(E) The minimum west side yard setback is 55.0 metres;
(F) The minimum east side yard setback is 7.0 metres;
(G) A minimum of 25% of the area of the lot must be landscaping;
(H) A minimum of 1,650 square metres of amenity space must be provided and maintained for such purposes as children's play areas, swimming pools, and games rooms;
(I) Parking spaces are to be provided at a minimum rate of 1.25 for each dwelling unit, of which 0.25 for each dwelling unit is reserved for visitors parking spaces;
(J) All the required on-site parking spaces must be located underground, with the required visitors parking spaces located on the upper parking garage level;
(K) Ancillary buildings are not permitted;
(L) The minimum width of an access driveways and ramps is 6.0 metres;
(M) Vehicle access to and from the underground parking garage is restricted to 1 access from Weston Rd.; and
(N) The dwelling units facing Weston Rd. are to contain individual-unit central air conditioning systems, and the remaining dwelling units must be designed to allow for the installation of window-mounted air conditioning units.

Prevailing By-laws and Prevailing Sections: (None Apply)

(441) Exception RA 441

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 21769.

(442) Exception RA 442

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 21899.

(443) Exception RA 443

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 650-672 Sheppard Ave. E., Section 64.20-A(144) of the former City of North York zoning by-law 7625.
(444) Exception RA 444
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 43-55 Goldwin Ave., Section 16(332) of the former City of York zoning by-law 1-83.

(445) Exception RA 445
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 16(306) of the former City of York zoning by-law 1-83. [By-law: 1675-2013]

(447) Exception RA 447
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts:
       (i) Eglinton Ave. is 36.0 metres, measured from the original centreline of the street; and
       (ii) Birchmount Rd. is 25.0 metres, measured from the original centreline of the street;
   (B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
   (C) The maximum lot coverage is 25%;
   (D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
   (E) The elevation of the basement floor must be a minimum of 3.5 metres higher than the invert of Massey Creek;
   (F) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
   (G) Parking spaces must be provided at a minimum rate of 1.125 parking spaces for each dwelling unit;
   (H) 60% of the parking space must be located underground; and
       (i) A maximum of 6 parking space may be located in the front yard.

Prevailing By-laws and Prevailing Sections: (None Apply)

(448) Exception RA 448
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts:
       (i) Eglinton Ave. is 36.0 metres, measured from the original centreline of the street; and
       (ii) Birchmount Rd. is 25.0 metres, measured from the original centreline of the street;
   (B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
   (C) The maximum lot coverage is 25%;
   (D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units; and
   (E) The elevation of the basement floor must be a minimum of 3.5 metres higher than the invert of Massey Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(449) Exception RA 449
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Birchmount Rd. is 25.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units; and
(D) The following uses are also permitted:
   (i) office; and
   (ii) place of worship.

Prevailing By-laws and Prevailing Sections: (None Apply)

(450) Exception RA 450
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Eglinton Ave. is 36.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a lot line that abuts the street is 19.0 metres;
(C) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(E) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and
(F) The minimum building setback from the rear lot line is 21.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(451) Exception RA 451
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Eglinton Ave. is 36.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the buildings;
(C) The maximum lot coverage is 30%;
(D) On the portion of the lands being part of Borough Lot 29, Concession "D", the maximum number of dwelling units permitted is equal to 1 dwelling unit for each 64 square metres of lot area; and
(E) The elevation of the basement floor must be a minimum of 3.5 metres higher than the invert of Massey Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(453) Exception RA 453
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Kennedy Rd. is 27.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) The maximum lot coverage is 30%;
(D) On the portion of the lands being part of Borough Lot 29, Concession "D", the maximum number of dwelling units permitted is equal to 1 dwelling unit for each 64 square metres of lot area; and
(E) On the portion of the lands being part of Registered Plans of Subdivision 3290, 4150 and 5373, a garage erected on the following lands may be located a minimum of 0.3 metres from the side lot line the driveway side of a dwelling.

Prevailing By-laws and Prevailing Sections: (None Apply)

(454) Exception RA 454
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Kennedy Rd. is 27.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units; and
(D) The maximum lot coverage is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(455) Exception RA 455
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 3.0 metres;
(B) The minimum building setback from a side lot line is 4.0 metres;
(C) The maximum lot coverage is 40%;
(D) The maximum height for a building or structure is the lesser of 4.0 storeys and 14 metres;
(E) An enclosed refuse storage room must be provided on the site.

Prevailing By-laws and Prevailing Sections: (None Apply)

(456) Exception RA 456
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Birchmount Rd. is 25.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is
   (i) if the lot line abuts a lot in a RD or RS zone the greater of:
       (a) 15 metres; and
       (b) a distance equal to half the height of the building; and
   (ii) in all other cases a distance equal to half the height of the building;
(C) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(D) The maximum lot coverage is 18%;
(E) A minimum of 50% of the area of the lot must be used for no other purpose than landscaping;
(F) Resident parking spaces must be provided at a minimum rate of 0.74 for each dwelling unit and must be located below ground;
(G) Visitor parking space must be provided at a minimum rate of 0.12 for each dwelling unit; and
(H) Educational training facilities are permitted if:
   (i) the maximum interior floor area used in not more than 812.0 square metres;
   (ii) it is located in the basement; and
(iii) parking spaces are provided at a minimum rate of 3 for each 100 square metres used for educational training facilities.

Prevailing By-laws and Prevailing Sections: (None Apply)

(457) Exception RA 457
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum gross floor area of all buildings must not be more than 1.5 times the lot area;
(B) The minimum building setback from a lot line that abuts Eglinton Ave. is 36 metres, measured from the original centreline of the street;
(C) The minimum building setback from a side lot line is 1.2 metres;
(D) The minimum building setback from a side lot line that abuts a street is 5.7 metres;
(E) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(F) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(G) The maximum lot coverage is 18%;
(H) A minimum of 70% of the area of the lot must be used for no other purpose than landscaping;
(I) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit; and
(J) Of the required parking spaces:
   (i) a minimum of 75% must be located underground; and
   (ii) a minimum of 11% must be used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(458) Exception RA 458
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(49) of the former City of York zoning by-law 1-83.

(459) Exception RA 459
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A retail store, eating establishment, personal service shop, financial institution, or medical office are also permitted uses;
(B) The maximum number of apartment buildings is 4, and one building for the commercial uses cited in (A) is also permitted;
(C) The maximum number of dwelling units permitted in the 4 apartment buildings is 1,079;
(D) The maximum height of an apartment building is 21 storeys, not including mechanical floors;
(E) The maximum height of the commercial building is 1 storey;
(F) The maximum area of the commercial building is 930 square metres;
(G) The minimum amenity space to be provided and maintained at each of the 4 apartment buildings is 3,400 square metres, which includes a children's nursery having a minimum area of 93 square metres and a swimming pool having a minimum size of 111 square metres;
(H) Each apartment building may have one office with a maximum size of 92 square metres located in the first storey;
(I) The minimum yard setbacks and the minimum separation distances between the apartment buildings are those that existed on the day of the enactment of this By-law;

(J) The minimum area of the subject lands to be used as landscaping is 35%;

(K) Resident parking spaces are to be provided at a minimum rate of 1.00 for each dwelling unit;

(L) Visitors parking spaces are to be provided at a minimum rate of 1.00 for every 8 dwelling units;

(M) A minimum of 15 parking spaces are to be provided for commercial use customers;

(N) A minimum of 20 parking spaces are to be provided for employees of the building and they are to be located in the underground parking garage;

(O) All surface parking spaces are reserved for visitors parking; and

(P) Access to and from the subject lands is limited to the westerly extension of East Drive.

Prevailing By-laws and Prevailing Sections: (None Apply)

(460) Exception RA 460

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 28926.

(461) Exception RA 461

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(305) of the former City of York zoning by-law 1-83.

(463) Exception RA 463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 25537 and 26552.

(465) Exception RA 465

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(182) of the former City of York zoning by-law 1-83.

(466) Exception RA 466

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(193) of the former City of York zoning by-law 1-83.

(467) Exception RA 467
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 16(146) of the former City of York zoning by-law 1-83.

(468) Exception RA 468
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 16(136) of the former City of York zoning by-law 1-83.

(472) Exception RA 472
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 2480-2490 Eglinton Ave. W. and 9-11 Glenhaven St. Section 16(335) of the former City of York zoning by-law 1-83.

(473) Exception RA 473
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 701 Don Mills Rd., Section 12.1.11, of the former Borough of East York zoning by-law 6752.

(474) Exception RA 474
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts Pharmacy Ave. is 22.0 metres, measured from the centerline of the street;
   (B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
   (C) The minimum separation distance between buildings on the lot is the height of the buildings; and
   (D) The maximum lot coverage is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(475) Exception RA 475
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a side lot line is a distance equal to half the height of the building;
   (B) The minimum separation distance between buildings on the lot is the height of the buildings;
   (C) The maximum lot coverage is 30%; and
   (D) Required parking spaces may be located between the building and the lot line abutting a street.
Prevailing By-laws and Prevailing Sections: (None Apply)

(476) Exception RA 476
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(B) The minimum separation distance between buildings on the lot is the height of the buildings; and
(C) The maximum lot coverage is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(478) Exception RA 478
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts St. Clair Ave. is 22.0 metres, measured from the centerline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) The minimum separation distance between buildings on the lot is the height of the buildings; and
(D) The maximum lot coverage is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(479) Exception RA 479
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 3.0 metres;
(B) The minimum building setback from a lot line that abuts St. Clair Ave. is 9.0 metres;
(C) The minimum building setback from a lot line for a building is:
   (i) 1.9 metres if the lot line abuts a lot in the RD zone; and
   (ii) 7.5 metres if the lot line abuts a lot in an CR Zone;
(D) A one-storey building or structure used for refuse storage purposes must be at least 7.5 metres from a lot line;
(E) The maximum building height is:
   (i) the lesser of 3 storeys and 10.5 metres for any part of a building located within 32.0 metres of a lot line that abuts a lot line in the RD zone; and
   (ii) the lesser of 5 storeys and 17.0 metres in all other cases;
(F) A minimum landscaping strip of 1.9 metres must be provided along the lot line that abuts the RD zone;
(G) Maximum lot coverage does not apply;
(H) Parking spaces must be provided at a minimum rate of 1.6 spaces per dwelling unit.
   (I) Of the required parking spaces:
      (i) a minimum of 0.2 parking spaces must be surface spaces for visitors; and
      (ii) a minimum of 2 parking spaces must be enclosed and arranged in tandem for each dwelling unit containing an integral garage; and
   (J) Minimum dimensions for an enclosed parking space within an integral garage are 3.0 metres in width by 6.0 metres in length.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 15, of former City of Scarborough by-law 8978.
Exception RA 480

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts:
   (i) a street is 7.5 metres; and
   (ii) Victoria Park Ave. is 22.0 metres, measured from the centerline of the street;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) The minimum separation distance between buildings on the lot is the height of the buildings;

(D) The maximum lot coverage is 30%; and

(E) For Lots 74, 75, 76, 77 and the northerly 3.05 metres of Lot 78, Registered Plan 1859, the minimum building setback from a lot line that abuts Pitt Avenue is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RA 481

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 18.0 metres, measured from the original centreline of the street;

(B) All parking spaces must be located in a building;

(C) A minimum total of 3 parking spaces must be provided for visitors;

(D) The minimum building setback from a side lot line is 6.0 metres;

(E) The minimum building setback from a rear lot line is 5.7 metres; and

(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RA 482

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts:
   (i) a street is 7.5 metres; and
   (ii) Pharmacy Ave. is 22.0 metres, measured from the centerline of the street;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) The minimum separation distance between buildings on the lot is the height of the buildings; and

(D) The maximum lot coverage is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RA 486

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(C) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(E) A minimum of 92 square metres of indoor amenity space must be provided on the first floor;
(F) The minimum building setback from the rear lot line is a distance equal to half the height of the building;
(G) The maximum lot coverage is 33%; and
(H) The maximum height for a building or structure is 6 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(487) Exception RA 487
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Ellesmere Rd. is 30.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a lot line that abuts a street is 5.7 metres;
(C) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(E) A minimum of 92 square metres of indoor amenity space must be provided on the first floor; and
(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(488) Exception RA 488
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 2322-2400 Eglinton Ave. W. and 9-11 Glenhaven St., Section 16(317) of the former City of York zoning by-law 1-83.

(489) Exception RA 489
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) The elevation of the basement floor must be a minimum of 3.6 metres higher than the invert of Massey Creek;
(D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units; and
(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(490) Exception RA 490
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units; and
(D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(491) **Exception RA 491**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(C) The minimum **building setback** from a **rear lot line** is 13.5 metres;
(D) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
(E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit** and a minimum of 50% of the required **parking space** must be located below grade;
(F) Visitor **parking spaces** must be provided at a minimum rate of 0.11 per **dwelling unit**;
(G) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**; and
(H) The maximum **lot coverage** is 18%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(492) **Exception RA 492**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the **street**;
(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(C) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of Massey Creek;
(D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
(E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(493) **Exception RA 493**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts **street** is 16.0 metres;
(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(C) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of Massey Creek;
(D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
(E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(494) **Exception RA 494**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
(B) The minimum **building setback** from a **side lot line** is 0.9 metres;
(C) Parking spaces must be provided at a minimum rate of 1.4 parking spaces per dwelling unit
   (i) a minimum of 1.2 parking space per dwelling unit must be for resident parking; and
   (ii) a minimum of 0.2 parking spaces per dwelling unit must be for visitor parking;
(D) The minimum parking space dimensions are 2.7 metre in width by 5.3 metres in length;
(E) The maximum height for a building or structure is 14.0 metres; and
(F) No maximum lot coverage applies.

Prevailing By-laws and Prevailing Sections: (None Apply)

(496) Exception RA 496
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units; and
(D) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(497) Exception RA 497
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Only dwelling units in an apartment building are permitted;
(B) The minimum building setback from a lot line that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the street;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;
(E) Parking spaces must be provided at a minimum rate of 0.4 parking spaces per 100 square metres of gross floor area;
(F) The maximum lot coverage is 33%; and
(G) A beauty salon is also permitted if:
   (i) it is located in a lawfully existing detached house; and
   (ii) has a maximum interior floor area of 20 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(498) Exception RA 498
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The only uses permitted are:
   (i) dwelling units in an apartment building or detached house are permitted; and
   (ii) offices;
(B) The minimum building setback from a lot line that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the street;
(C) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building;
(D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(E) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50; and
(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(499) Exception RA 499
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Only dwelling units in an apartment building are permitted;
(B) The minimum building setback from a lot line that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the street;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;
(E) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building;
(F) The minimum building setback from a lot line on the south side is 16.6 metres, measured from the centreline of Town Haven Place;
(G) The maximum lot coverage is 33%; and
(H) Offices are also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(500) Exception RA 500
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Only dwelling units in an apartment building are permitted;
(B) The minimum building setback from a lot line that abuts Midland Ave. is 22.0 metres, measured from the original centreline of the street;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50; and
(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(506) Exception RA 506
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(264) of the former City of York zoning by-law 1-83.

(507) Exception RA 507
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 10 Tichester Rd., Sections 16(212) and (303) of the former City of York zoning by-law 1-83.

(508) Exception RA 508
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Sections 16(199) and (212) of the former City of York zoning by-law 1-83.

(509) Exception RA 509
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 248 to 256 Heath St. W., Sections 16(165) and (212) of the former City of York zoning by-law 1-83.

(510) Exception RA 510
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 240 to 246 Heath St. W., Sections 16(178) and (212) of the former City of York zoning by-law 1-83.

(511) Exception RA 511
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum height of any building on the lands is 23 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(513) Exception RA 513
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 443 to 449 Walmer Rd., Section 16(200) of the former City of York zoning by-law 1-83.

(514) Exception RA 514
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 435 to 441 Walmer Rd., Section 16(209) of the former City of York zoning by-law 1-83.

(515) Exception RA 515
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 423 and 425 Walmer Rd., Section 16(238) of the former City of York zoning by-law 1-83.

(516) Exception RA 516

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 24.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) The minimum building setback from a lot line that abuts a street is 5.7 metres;

(D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;

(E) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50; and

(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(517) Exception RA 517

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Pharmacy Ave. is 22.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;

(D) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50; and

(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(518) Exception RA 518

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;

(D) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50; and

(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(519) Exception RA 519

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 21.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(C) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(E) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50; and
(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(520) Exception RA 520
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Victoria Park Ave. is 24.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a lot line that abuts a street is 6.0 metres;
(C) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(E) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50; and
(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(521) Exception RA 521
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the basement floor may be used for dwelling units; and
(D) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(522) Exception RA 522
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Birchmount Rd. is 25.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the basement floor may be used for dwelling units; and
(D) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(523) Exception RA 523
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 25.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(C) **Parking spaces** must be provided at a minimum rate of 1.2 **parking spaces** per **dwelling unit**;

(D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and

(E) The maximum **lot coverage** is 33%.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(524) **Exception RA 524**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, **Prevailing By-laws** and **Prevailing Sections**.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave. is 7.5 metres;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(C) A maximum of 50% of the **interior floor area** of the **basement** floor may be used for **dwelling units**; and

(D) The maximum **lot coverage** is 33%.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(525) **Exception RA 525**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, **Prevailing By-laws** and **Prevailing Sections**.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave. is 7.5 metres;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(C) A maximum of 50% of the **interior floor area** of the **basement** floor may be used for **dwelling units**; and

(D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;

(E) A minimum 70% of the area of the **lot** must be used for no other purpose than **landscaping**;

(F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;

(G) Of the required **parking spaces**:

   (i) a minimum of 66% must be located below grade; and

   (ii) a minimum of 11% must be surface visitor parking;

(H) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line; and

   (i) The maximum **lot coverage** is 33%.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(526) **Exception RA 526**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, **Prevailing By-laws** and **Prevailing Sections**.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave. is 7.5 metres;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres;

(D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;

(E) A minimum 40% of the area of the **lot** must be used for no other purpose than **landscaping**;

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Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

Of the required parking spaces, a minimum of 70% must be located below grade;

The maximum height for a building or structure is 4 storeys; and

The minimum building setback from a side lot line or rear lot line that abuts a lot in an RD or RS zone is 12.0 metres.

Parking spaces must be provided at a minimum rate of 0.86 parking spaces per dwelling unit of which a minimum of 0.09 parking spaces per dwelling unit must be for visitor parking;

If a lot abuts a lot in an R, RD, RS, RT, or RM zone, no portion of any building on that lot may penetrate a 45 degrees angular plane projected over the lot along the entire length of any lot line that abuts a lot in the R, RD, RS, RT, or RM zone. The base elevation of that 45 degree angular plane projection is the average elevation of grade along the lot line;

A minimum of 42 bicycle parking spaces must be provided for residents;

A bicycle parking space must not be located within a dwelling unit or on the balcony associated with the dwelling unit;

A bicycle parking space must be located in a secured area and each bicycle parking space must have the following minimum dimensions:

A bicycle rack must be provided outdoors for all visitor bicycle parking spaces;

A minimum landscaping strip of 1.5 metres must be provided along the entire length of a lot line that abuts a RD or RS zone;

A stairway to a below grade parking area may encroach:

into the required landscape strip in required in (L) to a maximum of 0.6 metres; and

into the 45 degree angular plane required in (H), if the stairway is within 950 mm of the west lot line and has a maximum height of 2.4 metres;

The maximum height for a building or structure is 30.15 metres;

The maximum gross floor area of all buildings, excluding the gross floor area of all basements, is 22,700 square metres; and

The minimum building setback from the rear lot line is:

18.0 metres for the first storey;

25.0 metres for the second to sixth storey; and

28.0 metres for any storey in excess of six.
(A) Schedule "C" Exception 6, of former City of Scarborough by-law 9174.

(528) Exception RA 528
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 9.0 metres;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) A minimum of 92 square metres of indoor amenity space must be provided on the first floor; and
(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(529) Exception RA 529
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 2339 and 2353 Dufferin St. and 800 Vaughan Rd., Section 16(339) of the former City of York zoning by-law 1-83.

(530) Exception RA 530
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(125) of the former City of York zoning by-law 1-83.

(533) Exception RA 533
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 1490-1506 Bathurst St., Section 16(153) of the former City of York zoning by-law 1-83.

(535) Exception RA 535
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 109-137 Raglan Ave., Section 16(73) of the former City of York zoning by-law 1-83.

(536) Exception RA 536
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(27) of the former City of York zoning by-law 1-83.

(537) Exception RA 537
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 40 Raglan Ave., Section 16(12) of the former City of York zoning by-law 1-83.

(538) Exception RA 538
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 87-99 Vaughan Rd., Section 16(329) of the former City of York zoning by-law 1-83.

(539) Exception RA 539 York exception 392, bylaw 652-1999, map 15, Exception RA 539
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 164 Vaughan Rd., Section 16(392) of the former City of York zoning by-law 1-83.

(540) Exception RA 540
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 160 Vaughan Rd., Section 16(117) of the former City of York zoning by-law 1-83.

(541) Exception RA 541
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 154 Vaughan Rd., Section 16(221) of the former City of York zoning by-law 1-83.

(542) Exception RA 542
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 126-138 Vaughan Rd., Section 16(177) of the former City of York zoning by-law 1-83.

(543) Exception RA 543
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum height of any building on the lands is 18 metres and 6 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(544) Exception RA 544
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts:
   (i) Midland Ave. is 25.0 metres, measured from the original centreline of the street; and
   (ii) all other streets is 9.0 metres;
(B) The minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) Indoor amenity space must be provided at a minimum of 92.0 square metres on the first floor;
(E) The maximum height for a building or structure is 8 storeys; and
(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(545) Exception RA 545
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 12.0 metres;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) The minimum building setback from a rear lot line is 13.5 metres;
(D) Indoor amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;
(E) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;
(F) Of the required parking spaces:
   (i) a maximum of 50% must be surface spaces; and
   (ii) a minimum of 11% must be visitor parking;
(G) A minimum 50% of the lot must be used for no other purpose than landscaping;
(H) The maximum lot coverage is 10%; and
   (i) The maximum height for a building or structure is 20 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(547) Exception RA 547
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) The minimum building setback from a rear lot line is 13.5 metres;
(E) Indoor amenity space must be provided at a minimum of 92.0 square metres on the first floor; and
(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RA 548
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts:
   (i) Lawrence Ave. is 36.0 metres, measured from the original centreline of the street; and
   (ii) all other streets is 9.0 metres;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) Indoor amenity space must be provided at a minimum of 92.0 square metres on the first floor;
(E) The maximum height for a building or structure is 8 storeys; and
(F) The maximum lot coverage is 33%.
Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RA 549
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts:
   (i) Lawrence Ave. is 36.0 metres, measured from the original centreline of the street; and
   (ii) all other streets is 9.0 metres;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) The maximum lot coverage is 33%.
Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RA 551
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 18.0 metres from Sheppard Ave. and McCowan Rd.; and
   (ii) 12.0 metres from Kimroy Grove;
(B) The minimum building setback from a side lot line and rear lot line is:
   (i) 7.5 metres for an end wall;
   (ii) 12.0 metres abutting the RS zone; and
   (iii) 10.5 metres in all other cases;
(C) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;
(D) Of the required parking spaces:
   (i) a minimum of 66% must be located underground; and
   (ii) a minimum of 11% must be used only as surface visitor parking;
(E) All parts of a building located below grade must be set back from a lot line that abuts a street the greater of the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line or 3.0 metres;
(F) A minimum 50% of the area of the lot must be used for no other purpose than landscaping;
(G) A minimum landscaping strip of 9.0 metres must be provided for landscaping purposes along a lot line that abuts:
   (i) a lot in the RS zone; and
   (ii) Kimroy Grove; and

(H) The maximum lot coverage is 33%.
Prevailing By-laws and Prevailing Sections: (None Apply)

(552) Exception RA 552
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts Sheppard Ave. is 36.0 metres, measured from the original centreline of the street;
   (B) The minimum building setback from a side lot line or rear lot line is a distance of half the height of the building;
   (C) The minimum building setback from the easterly and southerly lot line where a main wall has windows in habitable rooms is a distance equal to the height of the building;
   (D) The minimum building setback from the easterly and southerly lot line where the main wall does not contain windows in habitable rooms is a distance equal to two-thirds the height of the building;
   (E) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;
   (F) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each dwelling unit in excess of 50;
   (G) A minimum 50% of the area of the lot must be used for no other purpose than landscaping;
   (H) A minimum landscaping strip of 13.5 metres must be provided for no other purpose than landscaping along a lot line that abuts a lot within an RD and RS zone;
   (I) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;
   (J) Of the required parking spaces:
      (i) a minimum of 50% must be located underground; and
      (ii) a minimum of 11% must be used only as visitor parking;
   (K) The maximum lot coverage is 30%;
   (L) The maximum height for a building or structure is 54.0 metres;
   (M) Swimming pools are permitted in the rear yard and side yards, if:
      (i) the yard is not abutting a street;
      (ii) the water surface area does not exceed 15% of the lot area;
      (iii) the swimming pool is not closer to a lot line than 1.2 metres, subject to (iv); and
      (iv) the swimming pool is not closer than 12.0 metres from a lot line that abuts a lot in the RD zone; and
   (N) A day nursery with a maximum gross floor area is 335 square metres is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(556) Exception RA 556
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.20-A(50) of the City of North York zoning by-law 7625.

(557) Exception RA 557
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 100 Raglan Ave., Section 16(116) of the former City of York zoning by-law 1-83.

(558) Exception RA 558
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 16(319) of the former City of York zoning by-law 1-83.

(561) Exception RA 561
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 16(142) of the former City of York zoning by-law 1-83.

(563) Exception RA 563
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts a street is 12.0 metres;
   (B) The minimum building setback from a side lot line or rear lot line is a distance of half the height of the building;
   (C) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;
   (D) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;
   (E) Of the required parking spaces:
      (i) a minimum of 66% must be located below grade; and
      (ii) a minimum of 11% must be surface parking for visitors;
   (F) The maximum lot coverage is 15%;
   (G) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;
   (H) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;
   (I) A minimum of 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be provided on the lot for no other purpose than landscaping. For the purpose of this exception, landscaping means: open, unobstructed space on the site that is suitable for landscaping, including any part of the site occupied by recreational ancillary buildings, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air suitable for landscaping and used as a recreational area, but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, or motor vehicle parking area;
   (J) The maximum height for a building or structure is 53.6 metres; and
   (K) Swimming pools are permitted in the rear yard and side yards, if:
(i) the yard is not abutting a street;
(ii) the water surface area does not exceed 15% of the lot area; and
(iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 57, of former City of Scarborough by-law 12466.

(564) Exception RA 564

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Warden Ave. is 36.0 metres, measured from the centreline of the street;
(B) The minimum building setback from a lot line that abuts a street is 12.0 metres;
(C) The minimum building setback from a side lot line or rear lot line is a distance of half the height of the building;
(D) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(E) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;
(F) Of the required parking spaces:
   (i) a minimum of 66% must be located below grade; and
   (ii) a minimum of 11% must be surface parking for visitors;
(G) The maximum lot coverage is 15%;
(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;
(I) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;
(J) A minimum of 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be provided on the lot for no other purpose than landscaping, and landscaping means: open, unobstructed space on the site that is suitable for landscaping, including any part of the site occupied by recreational ancillary buildings, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air suitable for landscaping and used as a recreational area, but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, or motor vehicle parking area;
(K) The maximum height for a building or structure is 61.5 metres; and
(L) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 57, of former City of Scarborough by-law 12466.

(565) Exception RA 565

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Warden Ave. is 36.0 metres, measured from the centreline of the street;
(B) The minimum building setback from a lot line that abuts a street is 12.0 metres;
(C) The minimum building setback from a side lot line or rear lot line is a distance of half the height of the building;

(D) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(E) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

(F) Of the required parking spaces:
   (i) a minimum of 66% must be located below grade; and
   (ii) a minimum of 11% must be surface parking for visitors;

(G) The maximum lot coverage is 15%;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

(I) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(J) A minimum of 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be provided on the lot for no other purpose than landscaping;

(K) Landscaping means: open, unobstructed space on the site that is suitable for landscaping, including any part of the site occupied by recreational ancillary buildings, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air suitable for landscaping and used as a recreational area, but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, or motor vehicle parking area;

(L) The maximum height for a building or structure is 61.5 metres; and

(M) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 54, of former City of Scarborough by-law 12466.

(566) Exception RA 566

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 12.0 metres;

(B) The minimum building setback from a side lot line or rear lot line is a distance of half the height of the building;

(C) The maximum lot coverage is 15%;

(D) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

(E) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(F) The maximum height for a building or structure is 61.2 metres;

(G) A minimum of 70% of the area of the lot must be used for no other purpose than landscaping; and

(H) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 57, of former City of Scarborough by-law 12466.

(567) **Exception RA 567**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts Finch Ave. 18.0 metres;

(B) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 12.0 metres;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;

(D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

(E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;

(F) Of the required **parking spaces**:

   (i) a minimum of 66% must be located below grade; and

   (ii) a minimum of 11% must be surface parking for visitors;

(G) The maximum **lot coverage** is 15%;

(H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;

(I) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;

(J) A minimum of 70% of the area of the **lot** must be used for no other purpose than **landscaping**;

(K) A minimum 1.5 metres **landscaping** strip must be provided along a **rear lot line** that abuts a **street**; and

(L) Swimming pools are permitted in the **rear yard** and **side yards**, if:

   (i) the yard is not abutting a **street**;

   (ii) the water surface area does not exceed 15% of the **lot area**; and

   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(568) **Exception RA 568**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;

(B) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 12.0 metres;

(C) The minimum **building setback** from a **lot line** that abuts Chester Le Blvd. is 9.0 metres;

(D) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;

(E) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

(F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;

(G) Of the required **parking spaces**:

   (i) a minimum of 66% must be located below grade; and

   (ii) a minimum of 11% must be surface parking for visitors;

(H) The maximum **lot coverage** is 15%;

(I) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
(J) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(K) A minimum of 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be provided on the lot for no other purpose than landscaping. For the purpose of this exception, landscaping means: open, unobstructed space on the site that is suitable for landscaping, including any part of the site occupied by recreational ancillary buildings, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air suitable for landscaping and used as a recreational area, but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, or motor vehicle parking area;

(L) The maximum height for a building or structure is 54.0 metres; and

(M) Swimming pools are permitted in the rear yard and side yards, if:

   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

 Prevailing By-laws and Prevailing Sections: (None Apply)

(569) Exception RA 569

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Warden Ave. is 36.0 metres, measured from the centreline of the street;

(B) The minimum building setback from a lot line that abuts a street is 12.0 metres;

(C) The minimum building setback from a side lot line or rear lot line is a distance of half the height of the building;

(D) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(E) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

(F) Of the required parking spaces:

   (i) a minimum of 66% must be located below grade; and
   (ii) a minimum of 11% must be surface parking for visitors;

(G) The maximum lot coverage is 15%;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

(I) All parts of a building located below grade must be set back from a lot line that abuts a street the measurement equivalent to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(J) A minimum of 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be provided on the lot for no other purpose than landscaping. For the purpose of this exception, landscaping means: open, unobstructed space on the site that is suitable for landscaping, including any part of the site occupied by recreational ancillary buildings, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air suitable for landscaping and used as a recreational area, but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, or motor vehicle parking area; and

(K) Swimming pools are permitted in the rear yard and side yards, if:

   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

 Prevailing By-laws and Prevailing Sections: (None Apply)
Exception RA 582

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Warden Ave. is 36.0 metres, measured from the centreline of the street;
(B) The minimum building setback from a lot line that abuts a street is 12.0 metres, measured from the centreline of the street;
(C) The minimum building setback from a side lot line is 6.0 metres;
(D) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;
(E) Of the required parking spaces:
   (i) a minimum of 66% must be located below grade; and
   (ii) a minimum of 11% must be for surface parking spaces for visitors;
(F) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;
(G) The maximum lot coverage is 22%;
(H) A minimum of 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be provided on the lot for no other purpose than landscaping and for the purpose of this exception, landscaping means: open, unobstructed space on the site that is suitable for landscaping, including any part of the site occupied by recreational ancillary buildings, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air suitable for landscaping and used as a recreational area, but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, or motor vehicle parking area;
(I) The maximum height for a building or structure is 54.0 metres; and
(J) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RA 583

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum gross floor area is 1.4 times the area of the lot;
(B) The minimum building setback from the lot line that abuts Warden Ave. is 9.0 metres;
(C) The minimum building setback from south lot line is 6.0 metres and balcony and window projections are permitted to encroach to a maximum of 1.2 metres;
(D) The minimum building setback from north lot line is 8.0 metres and an enclosed walkway projection is permitted to encroach to a maximum of 1.8 metres;
(E) The minimum building setback from the rear lot line is 6.0 metres;
(F) Parking spaces must be provided at a minimum rate of 1.6 parking spaces per dwelling unit;
(G) Of the required parking spaces:
   (i) a minimum of 1.4 parking spaces must be for residents; and
   (ii) a minimum of 0.2 parking spaces must be for visitors; and
(H) Indoor amenity space must be provided at a minimum rate of 1 square metres for each dwelling unit; and
(I) The maximum height for a building or structure is 11.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
(586) Exception RA 586
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a side lot line is a distance of half the height of the building;
(B) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(C) The minimum building setback from a lot line abuts a lot in the RD zone is 15.0 metres;
(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
(E) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;
(F) The maximum height for a building or structure is 54.0 metres;
(G) The maximum lot coverage is 40%; and
(H) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(587) Exception RA 587
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Sheppard Ave. is 36.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a lot line that abuts Pharmacy Ave. is 12.0 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;
(D) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(E) Parking spaces must be provided at a minimum rate of 1.1 spaces per dwelling unit;
(F) Of the required parking spaces:
   (i) a minimum of 100% must be below grade;
   (ii) a minimum of 12.5% must be surface spaces for visitors; and
   (iii) the minimum dimensions for below grade parking spaces are 2.7 metres in width by 6.0 metres in length;
(G) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;
(H) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(I) The maximum height for a building or structure is 54.0 metres;
(J) A minimum 50% of the area of the lot must be used for no other purpose than landscaping;
(K) The maximum lot coverage is 20%; and
(L) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(588) Exception RA 588
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum **gross floor area** is 1.85 times the area of the **lot**;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
(C) The minimum **building setback** from the eastern **lot line** is 15.0 metres;
(D) The minimum **building setback** from the western **lot line** is 3.0 metres;
(E) The minimum **building setback** from a **rear lot line** is 35.0 metres;
(F) The minimum **building setback** from a **lot line** for a below grade **parking garage** is:
   
   (i) 3.0 metres from a **front lot line**;
   (ii) 0.3 metres from a **side lot line**; and
   (iii) 1.2 metres from a **rear lot line**;
(G) The minimum **building setback** from a **rear lot line** for mechanical equipment and ventilation vents from the below grade **parking garage** is 3.0 metres;
(H) Indoor **amenity space** must be provided at a minimum rate of 1.3 square metres for each **dwelling unit**;
(I) A minimum **landscaping** strip of 2.0 metres must be provided for **landscaping** purposes along a eastern **lot line**;
(J) A minimum **landscaping** strip of 3.0 metres must be provided for **landscaping** purposes along a western and **rear lot lines**;
(K) The maximum height of a **building or structure** is:
   
   (i) 20.0 metres for the portion located within 38.0 metres of the **rear lot line**; and
   (ii) 23.0 metres in all other cases;
(L) All rooftop equipment must be enclosed within a penthouse;
(M) The maximum height of a penthouse is 7.0 metres, measured from the **building** rooftop to the top of the penthouse; and
(N) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   
   (i) the yard is not abutting a **street**;
   (ii) the water surface area does not exceed 15% of the **lot area**; and
   (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 29, of former City of Scarborough by-law 10717.

(590) **Exception RA 590**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. is:
   
   (i) 18.0 metres for a side **main wall** or rear **main wall**; and
   (ii) 36.0 metres, measured from the original centreline of the **street**, in all other cases;
(B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
(D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
(E) **Parking spaces** must be provided at a minimum rate of 1.1 spaces per **dwelling unit**;
(F) Of the required **parking spaces**:
   
   (i) a minimum of 66% must be below grade; and
(ii) a minimum of 33% of the total surface spaces must be for visitors;

(G) All parts of a building located below grade must be set back from a lot line that abuts a street equivalent to the full depth of the structure;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;

(I) The maximum height for a building or structure is 54.0 metres;

(J) A minimum of 70% of the area of the lot must be used for no other purpose than landscaping;

(K) The maximum lot coverage is 15%; and

(L) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(591) Exception RA 591

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An apartment building is permitted;

(B) All other residential building types are permitted;

(C) A minimum 65% of the area of the lot must be used for no other purpose than landscaping;

(D) All parts of a building located below grade must be set back from a lot line that abuts a street equivalent to the full depth of the structure;

(E) The maximum lot coverage is 40%;

(F) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres;

(G) The following applies to an apartment building:
   (i) the maximum number of units permitted is one dwelling unit for every 136 square metres of lot area;
   (ii) the minimum building setback from a lot line that abuts a street is 9.0 metres;
   (iii) the minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;
   (iv) the minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;
   (v) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;
   (vi) parking spaces must be provided at a minimum rate of 1.1 spaces per dwelling unit;
   (vii) of the required parking spaces:
      (a) a minimum of 66% must be below grade; and
      (b) a minimum of 33% of the total surface parking spaces must be for visitors; and
   (viii) the maximum height for a building or structure is 54.0 metres; and

(H) The following applies to all other residential building types:
   (i) the maximum number of units permitted is one dwelling unit for every 445 square metres of lot area;
   (ii) the minimum building setback from a lot line that abuts a street is 7.5 metres;
   (iii) the minimum building setback from a side lot line or rear lot line that does not abut a street is:
      (a) 7.5 metres for an end wall;
(b) 12.5 metres where the lot line abuts a lot in a RD or RS zone; and
(c) 10.5 metres in all other cases;
(iv) parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;
(v) of the required parking spaces:
   (a) a minimum of 75% must be below grade; and
   (b) a minimum of 50% of the total surface parking spaces must be for visitors; and
(vi) the maximum height of a building or structure is 9.5 metres from grade to eaves.

Prevailing By-laws and Prevailing Sections: (None Apply)

(592) Exception RA 592
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) A minimum of 46 square metres of amenity space must be provided, plus 0.9 square metres per dwelling unit in excess of fifty;
(C) A minimum of 1.1 parking spaces for each dwelling unit must be provided either below grade or in a building for resident parking;
(D) A minimum of 0.2 parking spaces for each dwelling must be provided for visitor parking at grade; and
(E) The maximum height of a building is the lesser of 14 metres and 4 storeys for the part of a building located within 60 metres of a RD, RS or RT zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(593) Exception RA 593
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line is:
   (i) 3.0 metres if the lot line abuts a street; and
   (ii) 1.0 metres in all other cases;
(B) A building used for waste storage may be located in a yard that abuts a street if it is:
   (i) fully enclosed by four walls and roof; and
   (ii) at least 1.5 metres from any lot line; and
(C) A minimum of 45% of the lot area must be soft landscaping.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 24, of former City of Scarborough by-law 14402

(594) Exception RA 594
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line is:
   (i) 3.0 metres if the lot line abuts a street; and
   (ii) 6.0 metres for the par of the main part that has a vehicle entrance to a parking space;
(B) A building used for waste storage may be located in a yard that abuts a street if it is:
   (i) fully enclosed by four walls and roof; and
(ii) at least 1.5 metres to any lot line; and

(C) A minimum of 45% of the lot area must be soft landscaping.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 24, of former City of Scarborough by-law 14402

(595) Exception RA 595

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line is 3.0 metres if the lot line abuts a street;

(B) The minimum building setback from a rear lot line is 7.5 metres; and

(C) Parking spaces must be provided at a minimum rate of 0.9 for each dwelling unit of which:

   (i) 0.7 for each dwelling unit is located in a building or in a below grade structure and used for resident parking; and

   (ii) 0.2 for each dwelling unit is located at grade and used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(596) Exception RA 596

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) All residential building types are permitted;

(B) The minimum building setback from a front lot line is 12.0 metres

(C) A minimum of 45% of the lot area must be soft landscaping;

(D) Parking spaces must be provided at a minimum rate of 1.3 spaces for each dwelling unit of which:

   (i) a minimum of 1.07 parking spaces for each dwelling unit is for resident parking of which 90% must be located in a below grade structure; and

   (ii) a minimum of 0.23 parking spaces for each dwelling unit is for visitor parking and is located at grade;

(E) For an apartment building:

   (i) the minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;

   (ii) the minimum separation between two buildings on the same lot is a distance equal to half the total height of both buildings;

   (iii) a minimum of 46 square metres of amenity space must be provided, plus 0.9 square metres for each dwelling unit in excess of fifty; and

   (iv) the minimum lot area used for an apartment building is 181.5 square metres for each dwelling unit; and

(F) For any other residential buildings:

   (i) the minimum building setback from a side lot line or rear lot line is 6.5 metres;

   (ii) the maximum lot coverable for all buildings is 15.5%; and

   (iii) the minimum lot area used for a building other than an apartment building is 333.0 square metres for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(602) Exception RA 602

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Parking spaces must be provided at a minimum rate of 1.0 spaces per dwelling unit;
(B) The maximum height of a building or structure is 4 storeys, excluding basements;
(C) The maximum lot coverage is 30%; and
(D) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(603) Exception RA 603
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Parking spaces must be provided at a minimum rate of 1.6 spaces per dwelling unit;
(B) The maximum height of a building or structure, excluding basements is:
   (i) 2 storeys within 21.0 metres of the RD zone; and
   (ii) 3 storeys, in all other cases;
(C) Indoor amenity space must be provided at a minimum rate of 1 square metre for each dwelling unit;
(D) The maximum lot coverage is 40%; and
(E) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is not closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(604) Exception RA 604
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 18.0 metres;
(B) The minimum building setback from a side lot line is a distance of half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) Parking spaces must be provided at a minimum rate of 1.0 parking spaces per dwelling unit;
(E) Indoor amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50; and
(F) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(605) Exception RA 605
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line that does not abut a street is 6.0 metres;
(C) The minimum building setback from a rear lot line is 40.0 metres;
(D) Parking spaces must be provided at a minimum rate of 1.4 parking spaces per dwelling unit;
(E) Of the require parking:
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
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(i) a minimum of 1.2 parking space per dwelling unit must be underground for residents; and
(ii) a minimum of 0.2 parking spaces per dwelling unit must be surface spaces for visitors;

(F) Indoor amenity space must be provided at a minimum rate of 2.25 square metres for each dwelling unit;

(G) The maximum lot coverage is 33%; and

(H) The maximum height for a building or structure is 41.0 metres, and for the purpose of this exception, height is measured as the vertical distance between the average elevation of the finished grade at the front main wall of the building to the underside of the eaves.

Prevailing By-laws and Prevailing Sections: (None Apply)

(606) Exception RA 606
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 10.5 metres;

(B) The minimum building setback from a side lot line is a distance of half the height of the building;

(C) The minimum building setback from a rear lot line is 9.0 metres;

(D) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;

(E) Indoor amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;

(F) The maximum lot coverage is 33%;

(G) The maximum height of a building or structure is 3 storeys; and

(H) A nursing home is permitted if:

(i) the building is set back from a lot line that abuts a street a least 10.5 metres;

(ii) the building is set back from a side lot line or rear lot line at least the greater of:

(a) 7.5 metres, or

(b) a distance equal to half of the height of the building;

(iii) parking spaces are provided at a minimum rate of 3 parking spaces for every 10 beds;

(iv) of the total required parking spaces required, a maximum of 20 parking spaces are located between the main front wall and the lot line abutting a street; and

(v) a minimum 30% of the area of the lot is used for no other purpose than landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(607) Exception RA 607
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(B) The minimum building setback from a side lot line is a distance of half the height of the building;

(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;

(D) Indoor amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;

(E) The maximum lot coverage is 33%; and

(F) The minimum building setback for a building or structure is the lesser of:

(i) 76.0 metres from the top edge of the Scarborough Bluffs, or

(ii) a horizontal distance of 137.0 metres from the water’s edge of Lake Ontario.

Prevailing By-laws and Prevailing Sections: (None Apply)

(608) Exception RA 608
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 18.0 metres if the **lot line** abuts Neilsen Rd.;
   (ii) 12.0 metres if the **lot line** abuts Crow Trail; and
   (iii) 9.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is the distance equal to half the height of the **building**;

(C) The minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to half the cumulative total height of the two **buildings**;

(D) The maximum **lot coverage** is 15%;

(E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(F) A minimum of 45% of the **lot area** must be used for **soft landscaping**;

(G) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

(H) **Parking spaces** must be provided at a minimum rate of:
   (i) 1.0 for each **dwelling unit** and used for resident parking; and
   (ii) 0.25 for each **dwelling unit** and used for visitor parking;

(I) A resident **parking space** must be located in a **building** or **structure**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(611) Exception RA 611**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) **Amenity space** must be provided at a minimum rate of 1.3 square metres for each **dwelling unit**;

(B) The maximum **lot coverage** is 33%;

(C) **Parking spaces** must be provided at the following minimum rates:
   (i) 1.2 for each **dwelling unit** and used for resident parking; and
   (ii) 0.2 for each **dwelling unit** and used for visitor parking;

(D) The maximum height of a **building** is 61 metres.

_prevailing sections:_

(A) Schedule "C" Exception 29, of former City of Scarborough by-law 14402

**(612) Exception RA 612**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is the distance equal to half the height of the **building**;

(C) The minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to half the cumulative total height of the two **buildings**;
(D) **Parking spaces** must be provided at the following minimum rate:

(i) 1.0 for each **dwelling unit** and used for below grade resident parking; and

(ii) 0.12 for each **dwelling unit** and used for surface visitor parking;

(E) The minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

(F) The maximum **building** height is the lesser of 14.0 metres and 4 **storeys**; and

(G) A minimum of 50% of the **lot area** must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(615) **Exception RA 615**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the zone, **personal service shops**, **retail stores** and offices are also permitted, and **dwelling units** are also permitted in a **townhouse**;

(B) For an **apartment building**:

(i) **amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**; and

(ii) the maximum height of the **building** is the lesser of 16 **storeys** and 51 metres, for any part of the building more than 30 metres from a **lot line** abutting Markham Rd.;

(C) For a **townhouse building**:

(i) the minimum **rear yard setback** is 5.2 metres;

(ii) **amenity space** must be provided in a **building** at a minimum rate of 0.3 square metres for each **townhouse unit**;

(iii) the minimum **building setback** from the **front lot line** is 3.0 metres; and

(iv) the minimum **building setback** for the **main wall** with **vehicle** access to a **parking space** is 5.6 metres; and

(D) For a **building** with non-residential uses:

(i) the maximum **storeys** is 14 metres;

(ii) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(iii) the maximum **interior floor area** used for an office use is 372 square metres; and

(iv) the maximum **gross floor area** of all **retail stores**, **personal service shops** and office uses must not be more than 1,858 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(616) **Exception RA 616**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum **gross floor area** of the **building** must not be more than 1.5 times the area of the **lot**;

(B) The minimum **building setback** from a **front lot line** is:

(i) 36.0 metres from the centreline of McCowan Rd., measured from the original centreline of the road; and

(ii) 12.0 metres in all other cases;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(D) The minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to half the cumulative total height of the two **buildings**.

(E) The maximum **lot coverage** is 15%;
(F) A minimum of 70% of the lot must be used for landscaping;

(G) Amenity space must be provided at a rate of 0.9 square metres for each dwelling unit;

(H) Parking spaces must be provided at the following minimum rate:

   (i) 1.0 for each dwelling unit and used for below grade resident parking; and
   (ii) 0.12 for each dwelling unit and used for surface visitor parking;

(I) The minimum building setback from a lot line for a below grade parking structures is a distance equal to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and

(J) The maximum floor space index for a lot with a dwelling unit in a Detached House, Semi-detached House or Duplex is:

   (i) the lesser of 0.6 and 204 square metres, if the lot area is less than 408 square metres;
   (ii) the lesser of 0.5 and 279 square metres, if the lot area is 408 square metres to 697 square metres; and
   (iii) 0.4 if the lot area is more than 697 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(617) Exception RA 617

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

   (A) Former City of Etobicoke by-law 3688.

(619) Exception RA 619

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
   (B) The minimum building setback from a rear lot line is 7.5 metres plus 50% of the lot depth in excess of 33.5 metres;
   (C) The maximum building height is 13.0 metres;
   (D) The maximum lot coverage is 36%; and
   (E) Parking spaces must be provided at a minimum rate of:

      (i) 1.2 for each dwelling unit for tenant use; plus
      (ii) 0.2 for each dwelling unit for visitor parking use.

Prevailing By-laws and Prevailing Sections: (None Apply)

(620) Exception RA 620

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

   (A) The minimum building setback from a lot line that abuts St. Clair Ave., McCowan Rd., Brimley Rd. and Bellamy Rd. is 25.0 metres measured from the original centreline of the street;
   (B) The minimum side yard building setback from a lot line that does not abut a street is a distance equal to half the height of the building;
   (C) The maximum height of a building is the lesser of 6 storeys and 20 metres;
   (D) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;
   (E) A minimum of 92.0 square metres of amenity space must be located on the first floor;
   (F) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit; and
(G) A maximum of 30% of the dwelling units in the building may be two bedroom dwelling units.

Prevailing By-laws and Prevailing Sections: (None Apply)

(621) Exception RA 621
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Brimley Rd. is 7.5 metres;
(B) The minimum building setback from a side lot line is:
   (i) 6.0 metres if it is the Northerly side lot line; and
   (ii) for any other side lot line a distance equal to half the height of the building;
(C) The minimum building setback from a rear lot line is 3.0 metres;
(D) The maximum height of a building is 22.5 metres;
(E) Amenity space located in the residential building must be provided at a minimum rate of 1.0 square metre for each dwelling unit; and
(F) Parking space must be provided at the minimum rate of:
   (i) 1.1 for each dwelling unit of which a minimum of 83% must be in an enclosed building; and
   (ii) 0.19 for each dwelling unit and used at grade visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(622) Exception RA 622
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum height of a building is the actual height of the building as it existed on the date of the enactment of this By-law;
(B) The minimum front yard setback is that which existed on the date of the enactment of this By-law;
(C) The minimum building setback from a side lot line is a distance equal to half the height of the building; and
(D) The maximum lot coverage is that which existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 43, of former City of Scarborough by-law 9396.

(623) Exception RA 623
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Eglinton Ave. is 25.0 metres, measured from the original centreline of the street;
(B) The minimum side yard building setback from a lot line that does not abut a street is a distance equal to half the height of the building;
(C) The maximum height of a building is the actual height of the building as it existed on the date of the enactment of this By-law;
(D) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units; and
(E) A minimum of 92.0 square metres of amenity space must be located on the first floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

(624) Exception RA 624
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave., McCowan Rd., and Bellamy Rd. is 31.0 metres measured from the original centreline of the **street**;

(B) The minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;

(D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**; and

(E) A minimum of 92.0 square metres of **amenity space** must be located on the **first floor**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(625) **Exception RA 625**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 43.0 metres measured from the original centre line of the **street**, if the **street** is St. Clair Ave.; and

(ii) 20.5 metres measured from the original centre line of the **street**, if the **street** is Brimley Rd.;

(B) The minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(C) The minimum **building setback** from a **rear lot line** is 7.5 metres;

(D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(E) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres; and

(F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 23 and 35, of former City of Scarborough by-law 9396.

(626) **Exception RA 626**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts St. Clair Ave., McCowan Rd., Brimley Rd. and Bellamy Rd.; and

(ii) in all other cases 9.0 metres;

(B) The minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(C) The maximum height of a **building** is the lesser of 6 **storeys** and 20 metres;

(D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

(E) A minimum of 92.0 square metres of **amenity space** must be located on the **first floor**; and

(F) **Parking space** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(627) **Exception RA 627**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Only the following uses are permitted:

(i) a nursing home if it does not have more than 301 beds; and
(ii) a senior's apartment if it does not have more than 53 dwelling units;

(B) The minimum building setback from a lot line is:

(i) 1.8 metres if the lot line abuts Leisure Lane;
(ii) 26.0 metres from the southerly lot line; and
(iii) 3.0 metres in all other cases;

(C) The maximum height of a building or structure is the lesser of:

(i) 3 storeys or 11.0 metres for any part of the building or structure within 35.0 metres of a lot line abutting Midland Ave.;
(ii) 3 storeys or 11.0 metres for any part of the building or structure within 40.0 metres of the southerly lot line; and
(iii) 6 storeys or 20.0 metres in all other cases;

(D) The total maximum gross floor area of all buildings may not be more than 1.5 times the area of the lot; and

(E) Parking spaces must be provided at a minimum rate of:

(i) 0.25 for each dwelling unit in a seniors apartment building; and
(ii) 0.25 for each bed in a nursing home.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 15, of former City of Scarborough by-law 9364.

(629) Exception RA 629
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum lot coverage is 33.0%;

(B) The minimum building setback from a lot line that abuts a street is 16.0 metres and measured from the original centreline of the road allowance;

(C) The minimum building setback from a lot line that does not abut a road is a distance equal to half the height of the building;

(D) The maximum height of a building of structure is the lesser of 3 storeys and 11.0 metres; and

(E) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(630) Exception RA 630
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum lot coverage is 33.0%;

(B) The minimum building setback from a lot line that abuts a street is 16.0 metres and measured from the original centreline of the road allowance;

(C) The minimum building setback from a lot line that does not abut a road is a distance equal to half the height of the building; and

(D) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)
(631) Exception RA 631
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum lot coverage is 33.0%;
(B) The minimum building setback from a lot line that abuts a street is 16.0 metres and measured from the original centreline of the road allowance;
(C) The minimum building setback from a lot line that does not abut a road is a distance equal to half the height of the building;
(D) The maximum height of a building of structure is the lesser of 4 storeys and 14.0 metres; and
(E) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(633) Exception RA 633
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum lot coverage is 33.0%;
(B) The minimum building setback from a lot line that abuts a street is 4.5 metres;
(C) 1.8 metres is the minimum building setback from a lot line that abuts a lot in the RD zone;
(D) The maximum height of a building of structure is the lesser of 3 storeys and 11.0 metres; and
(E) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(635) Exception RA 635
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a rear lot line is 7.5 metres;
(C) The maximum Lot coverage is 33%;
(D) Amenity space must be provided at a minimum rate of 1.0 square metre for each dwelling unit; and
(E) Parking spaces must be provided at a minimum rate of:
   (i) 1.25 for each dwelling unit; and
   (ii) 1.5 for each 100 square metres used for a Day Nursery.

Prevailing By-laws and Prevailing Sections: (None Apply)

(636) Exception RA 636
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) The minimum building setback from a side lot line, if it does not abut a street, is 6.0 metres;
(C) The minimum building setback from a rear lot line or rear lot line, if it does not abut a road, is 7.5 metres;
(D) The maximum height of a building is 19.0 metres;
(E) The maximum Lot coverage is 33%;
(F) **Amenity space** must be provided in the **residential building** at a minimum rate of 1.5 square metres for each **dwelling unit**;

(G) **Parking spaces** must be provided at a minimum rate of:

(i) 2.0 for each **dwelling unit**, of which one must be in a **building** and the second may be on a **driveway** in tandem with the first; plus

(ii) 0.2 for each **dwelling unit** and used for visitor parking; and

(H) The portion of a **building** located below ground and used for **parking spaces** is not subject to the minimum **building setback** requirements.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 38, of former City of Scarborough by-law 10010.

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### Exception RA 641

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) The maximum **lot coverage** is 33%;

(D) **Amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**; and

(E) **Parking spaces** must be provided at a minimum rate of:

(i) 1.0 for each **dwelling unit** and used for tenant parking; and

(ii) 0.3 for each **dwelling unit** and used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

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### Exception RA 642

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and

   (ii) 12.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;

(C) The maximum **lot coverage** is 33%;

(D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(E) A **maximum of 50% of the Gross Floor Area** of the ground floor may be used for **dwelling units**; and

(F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

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### Exception RA 643

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
(ii) 12.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line that abuts a lot in a RD, RS or RT zone is a distance equal to the greater of:
   (i) 15.0 metres; and
   (ii) half the height of the building;

(C) The maximum lot coverage is 18%;

(D) A wholly enclosed area in the residential building with a minimum interior floor area of 17.64 square metres must be provided and used only for the collection and storage of waste;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) The area used as amenity space must:
   (i) be located in the residential building;
   (ii) have a minimum interior floor area of 46.0 square metres; and
   (iii) have a maximum interior floor area of 93.0 square metres;

(G) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for tenant parking; and
   (ii) 0.125 for each dwelling unit and used for visitor parking;

(H) A minimum of 66% of all parking spaces must be located in a below grade structure; and

(I) Storage lockers must be provided at a minimum rate of 1 for each dwelling unit.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 23, of former City of Scarborough by-law 10010;

(644) Exception RA 644

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
   (ii) 12.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line that abuts a lot in a RD, RS or RT zone is a distance equal to the greater of:
   (i) 15.0 metres; and
   (ii) half the height of the building;

(C) The maximum lot coverage is 18%;

(D) A wholly enclosed area in the residential building with a minimum interior floor area of 17.64 square metres must be provided and used only for the collection and storage of waste;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) The area used as amenity space must:
   (i) be located in the residential building;
   (ii) have a minimum interior floor area of 46.0 square metres; and
   (iii) have a maximum interior floor area of 93.0 square metres;

(G) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for tenant parking; and
   (ii) 0.125 for each dwelling unit and used for visitor parking;

(H) A minimum of 78% of all parking spaces must be located in a below grade structure; and
(I) Storage lockers must be provided at a minimum rate of 1 for each dwelling unit.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 9, of former City of Scarborough by-law 10010;

(645) Exception RA 645

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 18.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd.; and
   (ii) 12.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;

(C) The maximum lot coverage is 30%;

(D) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(E) The area used as amenity space must:
   (i) be located in the residential building;
   (ii) have a minimum interior floor area of 46.0 square metres; and
   (iii) have a maximum interior floor area of 93.0 square metres;

(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for tenant parking; and
   (ii) 0.125 for each dwelling unit and used for visitor parking; and

(G) A minimum of 78% of all parking spaces must be located in a below grade structure.

Prevailing By-laws and Prevailing Sections: (None Apply)

(646) Exception RA 646

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a building is not more than 91 metres from the lot line abutting Markham Rd. then:
   (i) it may contain a maximum of 279 square metres used for one or more of:
      (a) personal service shop;
      (b) financial institution;
      (c) take-out eating establishment; and
      (d) drug store;
   (ii) a day nursery is permitted if it does not occupy more than 837 square metres; and
   (iii) a recreational centre is permitted if it does not occupy more than 930 square metres;

(B) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
   (ii) 12.0 metres in all other cases;

(C) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(D) The minimum building setback from a rear lot line is 13.5 metres;

(E) The maximum lot coverage is 18%;
(F) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50, but in no case is the total amenity space to be less than 198 square metres;

(G) The part of a building used for below grade parking must be set back from a lot line that abuts a street is a distance equal to half the vertical distance from the surface of the lowest floor to surface grade at the lot line abutting the street; and

(H) Parking space must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit for resident use; and
   (ii) 0.125 for each dwelling unit and used for visitor parking space; and

   (i) 75% of all parking spaces must be located at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

(648) Exception RA 648
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) All residential building types are permitted, and the lands may be developed in compliance with the regulations of (B) or (C) below, but not both;

(B) For an apartment building:
   (i) a minimum of 67 square metres of lot area is required of each dwelling unit;
   (ii) the minimum building setback from a front lot line is 18.0 metres;
   (iii) the minimum building setback from a side lot line that abuts a street is 12.0 metres;
   (iv) the minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;
   (v) a maximum of 50% of the gross floor area of the first floor may be used for dwelling units;
   (vi) amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
   (vii) the minimum building setback from a rear lot line is 7.5 metres;
   (viii) the maximum lot coverage is 33%; and
   (ix) parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit; and

(C) For residential buildings other than an apartment building:
   (i) a minimum of 199.0 square metres of lot area is required for each dwelling unit;
   (ii) the minimum building setback from a front lot line is 12.0 metres;
   (iii) the minimum building setback from a side lot line that abuts a street is 9.0 metres;
   (iv) the minimum building setback from a side lot line that does not abut a street is 2.4 metres;
   (v) the minimum building setback from a rear lot line is 7.5 metres;
   (vi) the maximum lot coverage is 33%;
   (vii) parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit; and
   (viii) amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50.

Prevailing By-laws and Prevailing Sections: (None Apply)

(652) Exception RA 652
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
(ii) 9.0 metres in all other cases;
(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(C) The maximum **lot coverage** is 33%;
(D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
(E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
(F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(655) **Exception RA 655**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) Despite regulations to the contrary, a **Nursing Home** or **Retirement Home** is not permitted;
(B) 3.0 metres is the minimum **building setback** from a **lot line** that abuts Confederation Drive:
(C) The maximum **lot coverage** is 33%;
(D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
(E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
(F) Indoor recreational space must be provided at a minimum rate of 3 square metres for each **dwelling unit**; and
(G) A minimum of 148 **parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 66, of former City of Scarborough by-law 9510

(656) **Exception RA 656**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) Despite regulations to the contrary, a **Nursing Home** and **Retirement Home** is not permitted;
(B) The following uses are permitted if the collective total **gross floor area** of these use is not more than 800 square metres:
   (i) office;
   (ii) **financial institution**;
   (iii) optical Stores
   (iv) florist;
   (v) pharmacy;
   (vi) card and gift Shops; and
   (vii) computer/office supply stores;
(C) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 3.0 metres if the **lot line** abuts Confederation Drive; and
   (ii) 60.0 metres if the **lot line** abuts Stevenwood Rd.;
(D) The maximum **lot coverage** is 33%;
(E) The maximum height of a **building** is the lesser of:
   (i) 9.0 metres; and
   (ii) 30 metres, measured from the lowest point at the **street line** of Markham Rd. located 120 metres north of the **lot line** on Stevenwood Rd. to the highest point of the **building** excluding mechanical equipment room;
(F) Indoor recreational space must be provided at a minimum rate of 3 square metres for each dwelling unit;

(G) Amenity space must be located in the residential building;

(H) Parking spaces must be provided at a minimum rate of:

(i) 1.2 for each dwelling unit and used for resident parking; and

(ii) 0.2 for each dwelling unit and used for visitor parking; and

(i) Parking spaces for a day nursery must be provided at a minimum rate of 3.0 for each 100 square metres used for a day nursery.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 66, of former City of Scarborough by-law 9510.

(657) Exception RA 657

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

(A) The number of dwelling units on this site must not be more than 120 and not less than 100;

(B) 3.0 metres is the minimum building setback from a lot line that abuts a street;

(C) 7.5 metres is the minimum building setback from a lot line that does not abut a street;

(D) The maximum height of a building is the lesser of 5 storeys and 17.0 metres;

(E) The maximum lot coverage is 33%;

(F) Amenity space must be provided at a minimum rate of 1.0 square metres for each dwelling unit;

(G) Amenity space must be located in the residential building;

(H) Parking spaces must be provided at a minimum rate of:

(i) 1.3 for each dwelling unit and used for resident parking; and

(ii) 0.3 for each dwelling unit and used for visitor parking;

(I) Parking spaces for a day nursery must be provided at a minimum rate of 3.0 for each 100 square metres used for a day nursery;

(J) Despite regulations to the contrary, a Recreation Centre and a Day nursery are also permitted uses; and

(K) A retail store is permitted if total gross floor area occupied by it is not more than 25.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(660) Exception RA 660

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A dwelling unit may be in a detached house, a semi-detached house, a townhouse, or an apartment building;

(B) The maximum number of dwelling units permitted is:

(i) if located in an apartment building, 1 for each 80.0 square metres of lot area; and

(ii) if located in a detached house, semi-detached house or townhouse, 1 for each 199 square metres of lot area;

(C) 36.0 metres, measured from the original centreline of the street, is the minimum building setback from a lot line that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.;

(D) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(E) For an apartment building a maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(F) The maximum lot coverage is 33%; and

(G) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)
(664) **Exception RA 664**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A **dwelling unit** may be in any **residential building** type;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 19.0 metres measured from the original centreline of the **street**;

(C) The minimum **building setback** from a **side lot line** or **rear lot line**, that does not abut a **street** is a distance equal to half the height of the **building**;

(D) The minimum separation between the above ground **main walls** of two or more **buildings** on the same **lot** is a distance equal to half of the combined height of the two **buildings**;

(E) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

(F) A minimum of 50% of the **parking spaces** must be located in a **building**;

(G) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(H) If developed as **dwelling units** in an **apartment building** the following applies:
   (i) the maximum number of **dwelling units** must not exceed 1 for each 67 square metres of **lot area**; and
   (ii) the maximum **lot coverage** is 18%; and

(I) If developed with **dwelling units** in other than an **apartment building** the following applies:
   (i) the maximum number of **dwelling units** must not exceed 1 for each 199 square metres of **lot area**; and
   (ii) the maximum **lot coverage** is 40%.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(665) **Exception RA 665**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 12.0 metres if the **lot line** abuts Neilson Rd., measured from the original centreline of the **street**; and
   (ii) 9.0 metres if the **lot line** abuts any other **street**;

(B) The maximum height of a **building** is the lesser of 15 **storeys** and 47 metres;

(C) The maximum **lot coverage** is 18%;

(D) The minimum **building setback** from a **lot line** for a below grade parking **structure** is equivalent to the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

(E) **Parking spaces** must be provided at a minimum rate of:
   (i) 1 for each **dwelling unit** for resident use; and
   (ii) 0.12 for each **dwelling unit** for to be located at grade for visitor parking;

(F) A minimum of 67% of all **parking spaces** must be located under ground; and

(G) A recreation centre must be provided in a detached **building** having a maximum **gross floor area** of 744 square metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(666) **Exception RA 666**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum setback from a lot line that abuts a street is:
   (i) 25.0 metres if the lot line abuts Neilson Rd., measured from the original centreline of the street;
   (ii) 18.0 metres if the lot line abuts Ellesmere Rd., measured from the original centreline of the street; and
   (iii) 12.0 metres if the lot line abuts any other street;

(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance equal to half the height of the building;

(C) The minimum separation between the above ground main wall of two buildings on the same lot is a distance equal to half the total height of the two buildings;

(D) The maximum lot coverage is 18%;

(E) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit; and

(G) A minimum of 50% of the parking spaces must be located in a building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception RA 668)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum height is the height of the building that existed on the date of the enactment of this By-law;

(B) The minimum building setback from a lot line that abuts a street is that which existed on the date of the enactment of this By-law;

(C) The minimum building setback from a side lot line that does not abut a street is a distance equal to the distance the building is set back from a side lot line on the date of the enactment of this By-law;

(D) The minimum building setback from a rear lot line that does not abut a street is a distance equal to the distance the building is set back from a rear lot line on the date of the enactment of this By-law;

(E) The maximum lot coverage is 31.1%;

(F) Parking spaces must be provided at a minimum rate of:
   (i) 1 for each dwelling unit for resident use; and
   (ii) 0.125 each dwelling unit for to be located at grade for visitor parking; and

(G) A minimum of 67% of all parking spaces must be located under ground.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception RA 671)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 12.0 metres if the lot line abuts Manse Rd.; and
   (ii) 9.0 metres if the lot line abuts Wildlark Drive;

(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;

(C) The minimum separation between the above ground portions of the main walls of two buildings on the same lot is a distance equal to half of the combined total height of the two buildings;
(D) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;

(E) The maximum lot coverage is 40%;

(F) The maximum height of a building is the lesser of 4 storeys and 14.0 metres;

(G) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(H) Amenity space must be located in a building and each room used for amenity space has a minimum interior floor area of 46.0 square metres and a maximum interior floor area of 93.0 square metres;

(I) Parking spaces must be provided at a minimum rate of:
   (i) 1 for each dwelling unit for resident use; and
   (ii) 0.125 each dwelling unit for to be located at grade for visitor parking; and

(J) A minimum of 67% of all parking spaces must be located under ground.

Prevailing By-laws and Prevailing Sections: (None Apply)

(674) Exception RA 674
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 7.5 metres if the lot line abuts Brimley Rd.; and
   (ii) 3.0 metres in all other cases;

(B) The minimum building setback from a rear lot line for all buildings and structures, including swimming pools is 10.0 metres;

(C) The maximum height of the building is the lesser of 5 storeys and 17 metres;

(D) The maximum lot coverage is equal to the percentage of the lot covered by buildings on the date of the enactment of this By-law;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(F) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 82, of former City of Scarborough by-law 10327.

(678) Exception RA 678
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback for a building that abuts a street is:
   (i) 36.0 metres if the lot line abuts Lawrence Ave., measured from the original centreline of the street;
   (ii) 31.0 metres if the lot line abuts Morningside Ave., measured from the original centreline of the street; and
   (iii) 9.0 metres from any other street;

(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;

(C) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;

(D) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(E) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;

(F) An area of the **lot** equal to a minimum of 45% of the **gross floor area** of all **buildings** on the **lot** must be used for **soft landscaping**;

(G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

(H) A minimum of 67% of all **parking spaces** must be located under ground; and

(I) A minimum of 33% of the **parking space** must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(682) **Exception RA 682**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **dwelling unit** may be in a **townhouse** or an **apartment building**;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 36.0 metres, measured from the centreline of Kingston Rd.;

(ii) 22.0 metres, measured from the centreline of Galloway Rd.; and

(iii) 9.0 metres from Poplar Rd.;

(C) For the part of the **lot** containing and required for an **apartment building** the following applies:

(i) the maximum number of **dwelling unit** may not be more than 1 for each 57 square metres used for an **apartment building**;

(ii) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to half the height of the **building**;

(iii) the portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;

(iv) the maximum **building** height is the lesser of 18 **storeys** and 56 metres;

(v) **parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

(vi) a minimum of 67% of all **parking spaces** must be located under ground;

(vii) a minimum of 11% of the **parking space** must be for visitor parking;

(viii) a **day nursery** is permitted if it has an **interior floor area** not more than 509 square metres;

(ix) auditorium, adult games room, sauna baths, swimming pool, washrooms, kitchen and storage are permitted if the **interior floor area** is not more than 919 square metres; and

(x) the minimum **building setback** from the southerly **lot line** is:

(a) 36.0 metres if the **building** is more than 3 **storeys**; and

(b) 18.0 metres if the **building** is 3 **storeys** or less; and

(D) For the part of the **lot** containing and required for a **townhouse building** the following applies:

(i) a maximum of 70 **dwelling units** may be in to be located only in **townhouse buildings**;

(ii) the minimum **building setback** from a **side lot line** or **rear lot line**, that does not abuts a **street**, is 6.0 metres;

(iii) maximum height of a **townhouse building** is the lesser of 3 **storeys** and 10.0 metres;

(iv) the maximum **lot coverage** must not be more than an amount equal to 57 square metres for each **dwelling unit**;

(v) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;

(vi) a minimum of 75% of all **parking spaces** must be located under ground or in a **building**; and

(vii) a minimum of 20% of the **parking space** must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(683) **Exception RA 683**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

(i) 22.0 metres, measured from the original centreline of the street, if the lot line abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.;

(ii) 18.0 metres, if the lot line abuts Kingston Rd.; and

(iii) 9.0 metres if the lot line abuts any other street;

(B) The minimum building setback from a side lot line and rear lot line that does not abut street, is a distance equal to half the height of the building;

(C) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the greater of:

(i) 3.0 metres; and

(ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;

(D) The maximum lot coverage is 30%;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(G) A minimum of 67% of all parking spaces must be located underground; and

(H) A minimum of 33% of the parking space must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RA 684

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and:

(i) 16.5 metres, measured from the centre line of the original road allowance, if the lot line abuts Galloway Rd.; and

(ii) 21.0 metres, measured from the centre line of the street, if the lot line abuts Kingston Rd.;

(B) The minimum ground floor area for a one-storey building is be 102 square metres per dwelling unit; and for a more than one-storey building, the minimum ground floor area is 51 square metres per dwelling unit;

(C) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a street a minimum of 3.0 metres;

(D) Amenity space must be provided at a minimum rate of 1.0 square metres for each dwelling unit;

(E) Parking spaces for resident use must be provided at a minimum rate of 1.0 for each dwelling unit;

(F) Parking spaces for visitor use must be provided at a minimum rate of 0.3 for each dwelling unit; and

(G) A parking space may be located in a yard that abuts a street if it is not located in the area of the required building setback.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 70, of former City of Scarborough by-law 10327.

Exception RA 685

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On 2346 and 2352 Weston Rd., Section 16(255) of the former City of York zoning by-law 1-83.

(685) Exception RA 685

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) For the purposes of this exception, established grade is the Geodetic Datum elevation of 136.53;

(B) Despite Regulation 15.10.40.10(1), the permitted maximum height of a building or structure is the height in metres specified by the number following the symbol HT as shown on Diagram 3 of By-law 1674-2019;

(C) Despite Regulation 15.10.40.10(2), the permitted maximum number of storeys is the numerical value following the symbol ST as shown on Diagram 3 of By-law 1674-2019;

(D) Despite (B) and (C) above and Regulation 15.5.40.10(3), the following building elements and structures are permitted to project above the permitted maximum height up to 1.5 metres:

   (i) Any appurtenances and equipment serving the building, elevator overruns, chimneys, parapets, pergolas, trellises, eaves, screens, stairs, roof drainage, roof access, window washing equipment, lightning rods, architectural features, elements of a green roof, structures for noise attenuation, ornamental elements, terrace and balcony guard rails and dividers, railings, planters, decorative screens, vents and stairs to the roof;

(E) Despite (B), (C) and (D) above and Regulation 15.5.40.10(4), unenclosed structures providing safety or wind protection to rooftop amenity space may exceed the permitted maximum height for that building by 2.0 metres.

(F) The permitted maximum gross floor area is 6,630 square metres;

(G) Despite Regulation 15.10.40.50(1), a minimum of:

   (i) 188.0 square metres of indoor amenity space must be provided; and

   (ii) 219.0 square metres of outdoor amenity space must be provided;

(H) Despite Regulation 15.5.50.10(1):

   (i) A minimum of 200.0 square metres must be provided as landscaping;

   (ii) A minimum of 90.0 square metres of landscaping required in (i) above, must be provided as soft landscaping.

(I) Despite Regulation 15.10.40.70, the required minimum building setbacks are shown on Diagram 3 of By-law 1674-2019;

(J) Despite (I) above and Regulation 15.5.40.60, the following are permitted to encroach into a required building setback up to 2 metres:

   (i) Rooftop architectural features, canopies, awnings, cornices, lighting fixtures, ornamental elements, trellises, window sills, balustrades, stairs, stair enclosures, and wheelchair ramps.

(K) Regulation 15.5.100.1(2) does not apply;

(L) Despite Section 200.15, accessible parking spaces must be provided in accordance with the following:

   (i) an accessible parking space must have the following minimum dimensions:

      (a) length of 5.6 metres;

      (b) width of 3.4 metres; and

      (c) vertical clearance of 2.1 metres;

   (ii) the entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 1 of By-law 579-2017;

   (iii) a minimum of two accessible parking spaces must be provided;

   (iv) an accessible parking space must be located within 15 metres of barrier free entrance to a building or passenger elevator that provides access to the first storey of the building;

   (v) for the purposes of this exception, "accessible" means free of a physical, architectural or design barriers that would restrict access or use to a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c. 11.;

(M) Despite Regulation 220.5.10.1(2), a minimum of 1 Type "C" loading space or 1 Type "G" loading space is required;

(N) Despite Regulation 230.5.1.10(9)(B)(iii), bicycle parking spaces may be located on any level below-ground;
(O) A garbage chute must be provided for waste management purposes vertically through the building with access to the chute provided on each storey containing a dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1674-2019 ]

(686) Exception RA 686

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(76) of the City of North York zoning by-law 7625.

(690) Exception RA 690

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

(i) is 25 metres, measured from the original centerline of the street, if the lot line abuts Warden Ave.; and

(ii) 6.0 metres from all other streets;

(B) The minimum building setback from a side lot line is the distance equal to half the height of the building, except that the building erected on Block "B" of Plan 6454, may have a minimum building setback of 17.6 metres from the southerly side lot line;

(C) Amenity space must be provided at the minimum rate of 9.0 square metres for each dwelling unit and it must be located in a recreational room in a building; and

(D) Parking spaces must be provided at the minimum rate of 0.5 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(691) Exception RA 691

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a street is 16.0 metres, measured from the original centerline of the street;

(B) The minimum building setback from a side lot line is the distance equal to half the height of the building, except that a building erected on Block "E" of Plan 6454, may have a minimum building setback of 8.8 metres from the easterly side lot line;

(C) Amenity space must be provided at the minimum rate of 9.0 square metres for each dwelling unit and it must be located in a recreational room in a building; and

(D) Parking spaces must be provided at the minimum rate of 0.5 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(692) Exception RA 692

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

(i) 18.0 metres if the lot line abuts Victoria Park Ave.;

(ii) 10.5 metres if the lot line abuts Denton Avenue; and

(iii) 7.5 metres if the lot line abuts Macey Avenue;
(B) The maximum surface area of the lot that may be covered by all buildings and structures is 16%;
(C) The minimum building setback from the southerly lot line is 15.0 metres;
(D) Amenity space must be provided at the minimum rate of 0.9 square metres for each dwelling unit;
(E) The minimum building setback from a lot line for a below grade parking structure from a lot line is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and
   (iii) this requirement does not apply to the lane along the southerly boundary of the these lands;
(F) A maximum 20 storeys (18 storeys for apartment dwelling units over 2 lowest storeys containing ancillary uses such as automobile parking, storage, utilities and recreation centre);
(G) The maximum height of the building is the actual building height that existed on the date of the enactment of this By-law;
(H) Parking spaces must be provided at a minimum rate of:
   (i) 1 for each dwelling unit and used for resident parking and located in an enclosed structure below grade with a landscaped roof; and
   (ii) 0.2 each dwelling unit and used for visitor parking and located on grade or in an open structure below grade with a landscaped roof;
(I) The minimum width of a driveway is:
   (i) 4.8 metres if it is for one way traffic movement;
   (ii) 6.0 metres if it is two way traffic movement; and
   (iii) 3.0 metres if it is a ramp to underground parking;
(J) Despite regulations to the contrary, dwelling units may only be in an apartment building;
(K) The maximum gross floor area, excluding the interior floor area uses for amenity space, is no to be more than:
   (i) on Block A, 2.75 times the area of the lot; and
   (ii) on Block B, 2.5 times the area of the lot;
(L) The minimum amount of landscaping to be provided is:
   (i) on Block A, 0.25 square metres for each 1.0 square metres of gross floor area in the building; and
   (ii) on Block B, 0.24 square metres for each 1.0 square metres of gross floor area in the building; and
(M) A balcony and enclosed porch may project from a building a maximum of 1.85 metres into a required yard setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

(693) Exception RA 693
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 18.0 metres if the lot line abuts Victoria Park Ave.;
   (ii) 10.5 metres if the lot line abuts Denton Avenue; and
   (iii) 7.5 metres if the lot line abuts Macey Avenue;
(B) The minimum building setback from the southerly lot line is 12.0 metres;
(C) The maximum surface area of the lot that may be covered by building may not be more than 17% of the lot area;
(D) Amenity space must be provided at the minimum rate of 0.9 square metres for each dwelling unit;
(E) The minimum building setback from a lot line for a below grade parking structure from a lot line is the greater of:
(i) 3.0 metres;
(ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and
(iii) this requirement does not apply to the lane along the southerly boundary of the these lands;

(F) A maximum 18 storeys (16 storeys for apartment dwelling units over 2 lowest storeys containing ancillary uses such as automobile parking, storage, utilities and recreation centre);

(G) The minimum width of a driveway is:
(i) 4.8 metres if it is for one way traffic movement;
(ii) 6.0 metres if it is two way traffic movement; and
(iii) 3.0 metres if it is a ramp to underground parking;

(H) Parking spaces must be provided at a minimum rate of:
(i) 0.88 for each dwelling unit and used for resident parking and located in an enclosed structure below grade with a landscaped roof; and
(ii) 0.12 each dwelling unit and used for visitor parking and located on grade or in an open structure below grade with a landscaped roof;

(I) Despite regulations to the contrary, dwelling units may only be in an apartment building;

(J) The maximum gross floor area, excluding the interior floor area uses for amenity space, is no to be more than:
(i) on Block A, 2.75 times the area of the lot; and
(ii) on Block B, 2.5 times the area of the lot;

(K) The minimum amount of landscaping to be provided is:
(i) on Block A, 0.25 square metres for each 1.0 square metres of gross floor area in the building; and
(ii) on Block B, , 0.24 square metres for each 1.0 square metres of gross floor area in the building;

(L) A balcony and enclosed porch may project from a building a maximum of 1.85 metres into a required yard setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

(694) Exception RA 694:
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum gross floor area of all floor levels at grade or above may not be more than an area equal to 2.5 times the area of the lot, but does not include interior floor area used for retail, amenity space or mechanical purposes;

(B) The minimum building setback from a side lot line is:
(i) 20.0 metres if the lot line abuts a lot in a RD or RS zone; and
(ii) 7.5 metres in all other cases;

(C) The minimum building setback from a rear lot line is 50.0 metres;

(D) The maximum lot coverage is 15%;

(E) The minimum building setback for a below grade parking structure from a lot line is the greater of:
(i) 3.0 metres; and
(ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(F) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit;

(G) Of the parking space required by (F):
(i) a minimum of 87.5% must be used for resident parking and must be located in a building; and
(ii) a minimum of 12.5% must be used for visitor parking and must be located at grade;
(H) A minimum of 60% of the lot area must be used for no other purpose than landscaping;
(I) If there is an apartment building on the lot, the following uses are also permitted if they also comply with the requirements in (J) and (K) below:
   (i) a retail store limited to a convenience store that may include the sale of foods and soft drinks prepared off the premises, and a drug store;
   (ii) a personal service shop limited to a barber shop, beauty parlour, dry cleaning and laundry pick-up and delivery;
   (iii) day nursery;
   (iv) recreational use; and
   (v) rental office limited to the rental of units on the same lot;
(I) for all commercial uses other than office is 372 square metres; and
(J) The total permitted gross floor area:
(K) In addition to all other parking spaces required by this by-law a minimum of 9 surface parking spaces be provided and used for no other purpose than the apartment rental office use.
(II) for the apartment rental office uses is 372 square metres; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(696) Exception RA 696
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres, measured from the original centerline of the street; if the lot line abuts Pharmacy Ave.; and
   (ii) from any other street:
      (a) 12.0 metres to any wall of the building 20 metres or more in length; and
      (b) 7.5 metres to any wall of the building less than 20 metres in length;
(B) The maximum lot coverage is 15%;
(C) No part of a building may be less than 18.0 from a lot line that abuts a lot in a different zone, except that one corner of the building may be a minimum of 15.0 metres;
(D) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit, of which 1.0 parking space for each dwelling unit must be used for resident parking and the remaining parking spaces must be used for visitor parking;
(E) A minimum of 50% of the lot area must be used for no other purpose than landscaping;
(F) The minimum building setback for a below grade parking structure from a lot line is a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;
(G) Amenity space must be provided at the minimum rate of 0.9 square metres for each dwelling unit and must be located in the residential building;
(H) The walls of buildings, containing habitable rooms, facing one another must maintain a minimum distance between the buildings of half of the sum of the height of the two buildings except where the overlap is less than 100%, in that case the minimum is not less than 45.0 m; where two walls less than 19.5 metres in length face each other the distance must be no less than 30.0 m, but, where one or both of these walls does not contain habitable rooms, the minimum distance must be not less than 24.0 metres. A minimum side yard of half the height of ancillary or recreational buildings must be provided from any other zone boundary. For the purpose of this regulation, overlap means, the greater of two distances, measured along the elevation of the building, between two lines extended perpendicularly from each building to the corners of an opposite building; and
(I) Retail store, personal service shop and eating establishment are also permitted if:
   (i) the maximum interior floor area of all eating establishments is not more than 50 square metres;
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(ii) the combined gross floor area of all retail store, personal service shop and eating establishments is not more than 279 square metres;

(iii) all retail store, personal service shop and eating establishments are located on the first floor; and

(iv) parking spaces must be provided for these uses at a minimum rate of 1 for each 100 square metres of gross floor area.

Prevailing By-laws and Prevailing Sections: (None Apply)

(697) Exception RA 697
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 12.0 metres;

(B) The minimum building setback from a side lot line that does not abut a street is 9.0 metres;

(C) The minimum building setback from a rear lot line is 15.0 metres;

(D) The maximum lot coverage is 15%;

(E) A minimum area equal to 25% of the lot area must be used for recreational uses and may be located in a building or outside on the lot;

(F) A minimum of 70% of the lot area must be used for landscaping;

(G) The minimum building setback for a below grade parking structure from a lot line is a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit, of which 1.0 parking space for each dwelling unit must be used for resident parking and the remaining parking spaces must be used for visitor parking; and

(I) On the lands described as, COMMENCING at the north-east corner of Lot 1, Registered Plan 849; THENCE northerly 88.697 metres along the easterly boundary of Warden Ave. to the southerly boundary of the lands owned by the Board of Education and being presently used for the Warden Ave. Public School; THENCE westerly along the southerly boundary of the aforesaid Board of Education lands 187.935 metres to a point in the said southerly boundary; THENCE southerly 88.583 metres to a point; THENCE easterly along the northerly boundary of Registered Plan 849 187.249 metres to the easterly boundary of Warden Ave., and the place of beginning; a greenhouse existing on the date of the enactment of this By-law may continue to expand if:

(i) it is set back from a lot line that abuts a street at least:

(a) 19.0 metres, measure from the centreline of the original road allowance if the lot line abuts Warden Ave.; and

(b) 4.5 metres from a lot line that abuts any other street; and

(ii) not more than 50% of the lot area is covered by buildings.

Prevailing By-laws and Prevailing Sections: (None Apply)

(698) Exception RA 698
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(B) The minimum building setback from a side lot line is 9.0 metres;

(C) The minimum building setback from a rear lot line is 15.0 metres;

(D) The maximum lot coverage is 15%;

(E) A minimum area equal to 25% of the lot area must be used for recreational uses and may be located in a building or outside on the lot;

(F) A minimum of 70% of the lot area must be used for landscaping;
(G) The minimum **building setback** for a below grade parking **structure** from a **lot line** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

(H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** must be used for resident parking and the remaining **parking spaces** must be used for visitor parking; and

(I) On the lands described as, COMMENCING at the north-east corner of **Lot 1**, Registered Plan 849; THENCE northerly 88.697 metres along the easterly boundary of Warden Ave. to the southerly boundary of the lands owned by the Board of Education and being presently used for the Warden Ave. **Public School**; THENCE westerly along the southerly boundary of the aforesaid Board of Education lands 187.935 metres to a point in the said southerly boundary; THENCE southerly 88.583 metres to a point; THENCE easterly along the northerly boundary of Registered Plan 849 187.249 metres to the easterly boundary of Warden Ave., and the place of beginning; a greenhouse existing on the date of the enactment of this By-law may continue to expand if:

(i) it is set back from a **lot line** that abuts a **street** at least:
   (a) 19.0 metres, measure from the centreline of the original road allowance if the **lot line** abuts Warden Ave.; and
   (b) 4.5 metres from a **lot line** that abuts any other **street**; and

(ii) not more than 50% of the **lot area** is covered by **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(707) **Exception RA 707**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** is:
   (i) 6.0 metres from a **lot line** that abuts a **street**;
   (ii) 4.6 metres from the north **lot line**; and
   (iii) a distance equal to half the height of the **building** from the south **lot line**;

(B) The maximum **building** height is 15.0 metres;

(C) The maximum **lot coverage** is 30%; and

(D) A maximum of 6 **parking spaces** may be located in a yard that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(710) **Exception RA 710**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 27 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal half the height of the **building**;

(C) The minimum separation between the above ground **main walls** of two **buildings** on the same **lot** is a distance equal to half the combined total height of the two **buildings**;

(D) A minimum of 50% of the **gross floor area** of the first is used for **dwelling units**;

(E) The maximum **lot coverage** is 30%; and

(F) A minimum 1.5 metre wide strip of land used for **soft landscaping** must be located along the entire part of a **lot line** that abuts a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections: (None Apply)

(711) **Exception RA 711**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts a street is:
      (i) 22.0 metres, measured from the original centreline of the street, if it is a front lot line; and
      (ii) 3.6 metres, if it is a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(712) Exception RA 712
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line is:
      (i) 3.0 metres if the lot line abuts a street;
      (ii) 6.0 metres if the lot line is the westerly side lot line;
      (iii) 15.0 metres if the lot line is the easterly side lot line; and
      (iv) 40.0 metres if the lot line is the northerly rear lot line;
   (B) The maximum building height is the lesser of 32 metres and 11 storeys;
   (C) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
   (D) The side yard abutting the easterly lot line must be used for landscaping with the exception that a driveway is permitted in the street yard;
   (E) Parking spaces must be provided at a minimum rate of 1.3 for each dwelling unit;
   (F) A minimum of:
      (i) 0.8 parking spaces per dwelling unit must be provided underground for tenant parking; and
      (ii) 0.2 parking spaces per dwelling unit to be provided on the surface for visitor parking; and
   (G) The maximum number of storeys is 2.

Prevailing By-laws and Prevailing Sections: (None Apply)

(713) Exception RA 713
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a lot line that abuts a street is:
      (i) 36.0 metres, measured from the original centre line of the street, if the lot line abuts Kingston Rd., Eglinton Ave. and Markham Rd.; and
      (ii) 9.0 metres in all other cases;
   (B) The minimum building setback from a lot line that abuts a lot in a residential RD zone is 7.5 metres;
   (C) A minimum of 50% of the interior floor area of the first floor is be used for dwelling units; [ By-law: 607-2015 Under Appeal ]
   (D) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus 0.9 square metres for each dwelling unit in excess of 50; and
   (E) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(716) Exception RA 716
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) A minimum of 50% of the interior floor area of the first floor is be used for dwelling units; and
(C) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus 0.9 square metres for each dwelling unit in excess of 50.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 34, of former City of Scarborough by-law 10010.

(718) Exception RA 718
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that does not abut a street is a distance equal to half the height of the building;
(B) The minimum separation between the above ground main walls of two building on a lot is a distance equal to half the combined total height of the two buildings;
(C) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit of which 66% must be located below grade;
(D) A minimum of 11% of the required parking space must be used for visitor parking;
(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(F) If the total area of amenity space to be provided is greater than 93 square metres, it must be provided in two or more room with no room having an area less than 46 square metres;
(G) A below grade parking structures may be permitted in a front yard if it is set back the greater of:
   (i) a minimum of 3.0 metres; and
   (ii) a minimum distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and
(H) The minimum building setback from a lot line that abuts a street is:
   (i) 9.0 metres if the lot line abuts Bellamy Rd.; and
   (ii) 7.5 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

(726) Exception RA 726
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1990-156 and 1990-203.

(727) Exception RA 727
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
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(A) Former City of Etobicoke by-laws 1982-192 and 1985-137.

(729) Exception RA 729
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The number of dwelling units permitted is:
   (i) for lands within 65 metres of Alton Towers Circle:
      (a) a minimum of 50 dwelling units for each hectare; and
      (b) a maximum of 65 dwelling units for each hectare; and
   (ii) for lands within 65 metres of Alton Towers Circle:
      (a) a minimum of 225 dwelling units for each hectare; and
      (b) a maximum of 240 dwelling units for each hectare;

(B) The minimum building setback from a lot line abutting a street is 3.0 metres;
(C) Amenity space must be provided within a building at a minimum rate of 1.0 square metres for each dwelling unit;
(D) If the vehicle entrance to a garage also faces the street, the entrance must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(E) The maximum height of a building or structure is:
   (i) 15 metres for the portion located with 30 metres of Alton Towers Circle; and
   (ii) 54 metres in all other cases;
(F) Parking spaces must be provided at the minimum rate of:
   (i) 1.0 parking space for each dwelling unit;
   (ii) 0.25 parking space for each dwelling unit in a senior citizen building; and
   (iii) 0.3 parking space for each dwelling unit in an apartment building and used for visitor parking;
(G) In addition to the uses permitted, day nurseries and private home care are also permitted uses; and
(H) Despite regulations to the contrary, dwelling units may be located in all residential building types.

Prevailing By-laws and Prevailing Sections: (None Apply)

(731) Exception RA 731
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On or between the odd numbered addresses of 1467-1515 Bathurst St., 396 St. Clair Ave. W., City of Toronto by-law 358-98.

(735) Exception RA 735
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 995-2009 as amended.

(736) Exception RA 736
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 601-2009.

(737) Exception RA 737
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 10.5 metres;
(B) The maximum lot coverage is 50%;
(C) The minimum building setback from a side lot line is the distance equal to half the height of the building;
(D) The minimum building setback from a lot line that abuts a lot in the Residential Zone category is 7.5 metres; and
(E) The maximum height of a building is the lesser of 11.0 metres and 3 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(738) Exception RA 738
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) 22.0 metres, measured from the original centreline of the street, is the minimum building setback if the lot line abuts Pharmacy Ave., Danforth Rd., Victoria Park Ave., and Warden Ave.; and
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(739) Exception RA 739
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
    (i) 36.0 metres, measured from the original centreline of the road, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
    (ii) 9.0 metres in all other cases;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) A maximum 50% of the gross floor area of the first floor may be used for dwelling units;
(D) On a reversed lot, a minimum 1.5 metre wide strip of land along the entire length of the rear lot line must be used for soft landscaping; and
(E) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50.

Prevailing By-laws and Prevailing Sections: (None Apply)

(740) Exception RA 740
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of 259 dwelling units in an apartment building and 12 dwelling units within multiple family dwellings are permitted on these lands;
(B) The minimum building setback from a lot line is:
(i) 7.5 metres from the westerly lot line;
(ii) 7.5 metres for above ground structures From the northerly lot line, and no setback requirement for underground structures; and
(iii) 3.0 metres from a lot line that abuts a street, for above ground structures and no setback requirement for underground structures;

(C) Amenity space must be provided inside a building at a minimum rate if 1.0 square metres for each dwelling unit;

(D) Parking spaces must be provided at a minimum rate of:
   (i) 1.4 for each dwelling unit in an apartment building; and
   (ii) 2.0 for each dwelling unit in a multiple-family dwelling;

(E) The maximum height of a building is the lesser of 14 storeys and 44 metres;

(F) Despite regulations to the contrary, a multiple-family dwelling is also a permitted building type on these lands; and

(G) For the purpose of this exception, a multiple-family dwelling means two or more dwelling units arranged in a building so that not more than four (4) dwelling units have common access from one external entrance at grade level of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(741) Exception RA 741

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) dwelling unit in an apartment building is permitted provided:
   (i) The maximum lot coverage is 33 percent;
   (ii) Parking spaces must be provided at a minimum rate of:
      (a) 1.2 for each dwelling unit used for resident parking; and
      (b) 0.2 for each dwelling unit used for visitor parking;
   (iii) Indoor amenity space must be provided at a minimum rate of 1.3 square metres for each dwelling unit; and
   (iv) The minimum building setback from a lot line that abuts Neilson Road or McLevin Avenue is 3.0 metres;

(B) Despite Clause 15.10.20.10 and Clause 15.10.20.20, a non-residential building is permitted provided:
   (i) the only uses permitted are Art Gallery, Artist Studio, Automated Banking Machine, Custom Workshop, Day Nursery, Eating Establishment, Education Use, Financial Institution, Massage Therapy, Medical Office, Office, Personal Service Shop, Pet Services, Recreation Use, Retail Service, Retail Store, Service Shop, Take-out Eating Establishment, Veterinary Hospital, and Wellness Centre;
   (ii) The permitted maximum height for a building or structure on the lot is 8.0 metres, excluding rooftop mechanical equipment and parapet walls which may exceed the maximum permitted height for the building by 2.15 metres;
   (iii) The maximum gross floor area on the lot must not exceed 1,150 square metres of which a maximum of 500 square metres may be used for take-out eating establishment and eating establishment uses;
   (iv) The minimum front yard setback, minimum side yard setbacks, minimum rear yard setback, minimum wall-to-wall separation distances and minimum distances to the Open Space - Natural Zone (ON) are as shown on Diagram 3 in By-law No. 798-2015;
   (v) The maximum lot coverage is 24 percent;
   (vi) The lot must have a minimum of 43 percent of the area of the lot for landscaping, including driveways;
   (vii) A minimum 3 metre strip of land in the Neilson Road and McLevin Avenue street yards must be used for landscaping, excluding driveways;
   (viii) Parking spaces must be provided at a minimum rate of 3.0 parking spaces per 100 square metres of gross floor area;
   (ix) Parking spaces must not be located in the Neilson Road and McLevin Avenue street yard.
(742) Exception RA 742
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 18.0 metres if the lot line abuts Kennedy Rd.; and
   (ii) 12.0 meters in all other cases;

(B) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building;

(C) The maximum lot coverage is 15%;

(D) The maximum floor space index is 1.5;

(E) The minimum separation between the above ground main wall of two building on the same lot is a distance equal to half the total combined height of the two buildings;

(F) A below grade parking structure may be located in all yards;

(G) The minimum building setback for a below grade parking structures is a distance equal to the vertical distance between the surface of the lowest floor of the structure and the average elevation of grade along the front lot line;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(I) A minimum of 157 parking spaces must be provided on the lot, of which a minimum of 123 parking spaces must be located underground;

(J) A minimum 40% of the lot must be used for no other purpose than landscaping; and

(K) the maximum number of dwelling units must not be more than the sum of: The total number of bachelors units x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 must not exceed 401 times the site area in hectares, but, in no case, may 2-bedroom units exceed 31% of the total number of units and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

(743) Exception RA 743
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 18.0 metres if the lot line abuts Kennedy Rd.; and
   (ii) 12.0 meters in all other cases;

(B) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building;

(C) The maximum lot coverage is 15%;

(D) The maximum floor space index is 1.5;

(E) The minimum separation between the above ground main wall of two building on the same lot is a distance equal to half the total combined height of the two buildings;

(F) A below grade parking structure may be located in all yards;

(G) The minimum building setback for a below grade parking structures is a distance equal to the vertical distance between the surface of the lowest floor of the structure and the average elevation of grade along the front lot line;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(I) A minimum of 157 parking spaces must be provided on the site, of which a minimum of 141 parking spaces must be located underground;
(K) A maximum of two parking spaces may be permitted in the front yard abutting Antrim Crescent; and
(L) The maximum number of dwelling units must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 must not exceed 401 times the site area in hectares, but, in no case, may 2-bedroom units exceed 31% of the total number of units and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

(744) Exception RA 744
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 22.0 meters, measured from the original centre line of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building; and
(C) A minimum of 50% of the first floor must be used for dwelling units.

Prevailing By-laws and Prevailing Sections: (None Apply)

(747) Exception RA 747
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is 12.0 meters;
(B) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building;
(C) The maximum lot coverage is 15%;
(D) The maximum floor space index is 1.5;
(E) The minimum separation between the above ground main wall of two building on the same lot is a distance equal to half the total combined height of the two buildings;
(F) A below grade parking structure may be located in all yards;
(G) The minimum building setback for a below grade parking structures is a distance equal to the vertical distance between the surface of the lowest floor of the structure and the average elevation of grade along the front lot line;
(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(I) A minimum of 235 parking spaces must be provided on the site, of which a minimum of 156 parking spaces must be located underground;
(J) A minimum 45% of the lot must be used for no other purpose than landscaping; and
(K) The maximum number of dwelling units must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 must not exceed 401 times the site area in hectares, but, in no case, may 2-bedroom units exceed 31% of the total number of units and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

(749) Exception RA 749
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line is:
   (i) 18.0 metres if the lot line abuts Kennedy Rd.; and
   (ii) 12.0 meters in all other cases;
(B) The minimum **building setback** from a side lot line and rear lot line is a distance equal to half the height of the building;

(C) The maximum **lot coverage** is 15%;

(D) The maximum floor space index is 1.5;

(E) The minimum separation between the above ground main wall of two building on the same lot is a distance equal to half the total combined height of the two buildings;

(F) A below grade parking **structure** may be located in all yards;

(G) The minimum **building setback** for a below grade parking structures is a distance equal to the vertical distance between the surface of the lowest floor of the structure and the average elevation of grade along the front lot line;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(I) A minimum 45% of the lot must be used for no other purpose than landscaping;

(J) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(K) Of the required parking spaces:
   (i) a minimum of 66% must be located underground; and
   (ii) 11% must be surface parking spaces for visitor use; and

(L) The maximum number of dwelling units must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 must not exceed 401 times the site area in hectares, but, in no case, may 2-bedroom units exceed 31% of the total number of units and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

(750) **Exception RA 750**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a lot line abutting Ellesmere Rd. is:
   (i) 2.7 metres, for any portion of the building that is one storey and contains a recreation area and/or lobby space; and
   (ii) 9.0 metres in all other cases;

(B) The lot line abutting Ellesmere Rd. is the front lot line;

(C) There is no maximum **lot coverage**;

(D) The minimum **building setback** from a side lot line is 12.0 metres;

(E) The minimum **building setback** from a rear lot line is:
   (i) 25.0 metres if the rear lot line abuts a lot in the RT zone; and
   (ii) 7.5 metres in all other cases;

(F) The maximum **building height** is 16 storeys;

(G) In addition to the uses permitted in the zone, retail stores and personal service shops (excluding the preparation of food) are also permitted if:
   (i) the gross floor area of all retails stores and all personal service shops is 475 square metres;
   (ii) they are set back a minimum of 180 metres from Mondeo Drive; and
   (iii) they are on the first floor;

(H) Underground parking structures are permitted to have zero (0) setback from the lot lines of Ellesmere Rd. and Mondeo Drive;

(I) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit; and

(J) Visitor parking spaces must be provided at a minimum rate of 0.2 spaces per dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(751) **Exception RA 751**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback**, measured from the original centre line of the **street** is 25.0 metres;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and

(C) A minimum of 50% of the **first floor** must be used for **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(752) **Exception RA 752**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 6.0 metres;

(B) The minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) The minimum **building setback**:

(i) from the south **side lot line** is 0.8 metres; and

(ii) from the north **side lot line** is 1.0 metres;

(D) The maximum **lot coverage** is 42%;

(E) The maximum **building** height is 4.5 **storeys** and 14 metres;

(F) Underground parking **structures** (including stairwells), must be set back at least:

(i) 1.2 metres from a **lot line** abutting Birchmount Rd.; and

(ii) 0.3 metres from all other **lot lines**;

(G) **Parking spaces** must be provided at a minimum rate of 1.6 spaces for each **dwelling unit**; and

(H) A minimum of 2 surface **parking spaces** for the disabled must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

(753) **Exception RA 753**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback**, measured from the original centre line of the **street** is 36.0 metres;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(C) The minimum **building setback** from a **rear lot line** is 7.5 metres;

(D) A minimum of 50% of the **first floor** must be used for **dwelling units**;

(E) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and

(F) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(754) **Exception RA 754**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback**, measured from the original centre line of the **street** is 36.0 metres;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(C) A minimum of 50% of the **first floor** must be used for **dwelling units**; and

(D) A minimum of 92 square metres of **first floor** must be utilized for recreational purposes.
Prevailing By-laws and Prevailing Sections: (None Apply)

(755) Exception RA 755
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback**, measured from the original centre line of the **street** is 36.0 metres;
(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(C) The maximum **lot coverage** is 18%;
(D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
(E) A minimum of 50% of the **lot area** must be used for **landscaping**;
(F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
(G) Of the required **parking spaces**:
   (i) a minimum of 55% must be located underground; and
   (ii) 11% must be surface **parking spaces** for visitor use.

Prevailing By-laws and Prevailing Sections: (None Apply)

(756) Exception RA 756
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum number of **dwelling units** must not be more than:
   (i) one **dwelling unit** per 66 square metres of **lot area** for a Senior Citizens Home; or
   (ii) one **dwelling unit** per 94 square metres of **lot area** for an **apartment building**;
(B) The minimum **building setback** from the from **lot line** is 6.0 metres;
(C) The maximum height of the **apartment building** is the lesser of:
   (i) 14.5 metres and 4 **storeys** for an **apartment building**; and
   (ii) 40 metres and 11 **storeys** for a Senior Citizens Home;
(D) **Amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;
(E) All **buildings** and **structures**, including swimming pools, must be set back a minimum of 10 metres from lands in the ON zone; and
(F) **Parking spaces** must be provided at a minimum rate of:
   (i) 0.5 for each **dwelling unit** in a Senior Citizens Home;
   (ii) 1.8 for each **dwelling unit** in a multiple family dwelling; and
   (iii) 1.4 for each **dwelling unit** in an **apartment building**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(761) Exception RA 761
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1772.

(769) Exception RA 769
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
   (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Ave.;
   (ii) 25.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Birchmount Rd.; and
   (iii) 12.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;

(C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(D) The minimum **building setback** from a **rear lot line** is 13.5 metres;

(E) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

(F) A minimum 50% of the **lot area** must be used for no other purpose than **landscaping**;

(G) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
   (i) A minimum of 67% of all **parking spaces** must be located under ground;
   (J) A minimum of 33% of the **parking space** must be for visitor parking;

(K) Any **parking space** provided in excess of those required must be for visitor parking;

(L) The maximum **building** height is the lesser of 4 stories and 14.0 metres; and

(M) On the lands municipally known as 3717 Sheppard Ave. E. a dental office existing in a **detached house** on the date of the enactment of this by-law is permitted if it has a minimum of 6 **parking spaces** in the **rear yard**.

**Prevailing By-laws and Prevailing Sections:** *(None Apply)*

(770) **Exception RA 770**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;

(B) The maximum **lot coverage** is 45%;

(C) **Amenity space** must be provided at a minimum rate of 2.3 square metres for each **dwelling unit**;

(D) The maximum **building** height is 43.0 metres;

(E) The maximum **building** height of a parking **structure** is 5.0 metres; and

(F) **Parking space** must be provided at a minimum rate of:
   (i) 1.0 for each **dwelling unit** and used for resident parking; and
   (ii) 0.3 for each **dwelling unit** and used for visitor parking.

**Prevailing By-laws and Prevailing Sections:**

(A) Schedule "C" Exception 70, of former City of Scarborough by-law 12360.

(772) **Exception RA 772**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 25 metres;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
(C) The minimum building setback from a rear lot line is 7.5 metres;
(D) The minimum separation between the main walls of two buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(E) A minimum 50% of the lot area must be used for no other purpose than landscaping;
(F) Amenity space must be provided in each building at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(G) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;
(H) A minimum of 50% of all parking spaces must be located underground;
(I) Parking spaces provided in excess of the minimum required must be used for visitor parking;
(J) The maximum building height is the lesser of 4 storeys and 13.0 metres; and
(K) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(773) Exception RA 773
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a side lot line and rear lot line is 7.5 metres; and
(B) The maximum building height is 54.0 metres.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exceptions 10, 18 and 60, of former City of Scarborough by-law 12360.

(774) Exception RA 774
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum number of dwelling unit permitted is 240;
(B) The minimum building setback from a lot line that abuts Kennedy Rd. is 18.0 metres;
(C) The minimum building setback from the southern lot line is a distance equal to half the height of the building;
(D) The maximum lot coverage is 18%;
(E) The minimum building setback from a lot line for a below grade parking structure is a distance equal to the greater of:
   (i) half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line; and
   (ii) 3.0 metres;
(F) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit of which:
   (i) 90% must be located underground; and
   (ii) 8.3% must be for visitor parking and located on the surface;
(G) The minimum building setback from a lot line that abuts a lot in the open space category is 7.5 metres; and
(H) The minimum lot area to be soft landscaping is equal to 18% of the total gross floor area of all buildings.

Prevailing By-laws and Prevailing Sections:
(A) On 2351 Kennedy Road, City of Toronto By-law 532-1998. [ By-law: 1774-2019 ]

(776) Exception RA 776
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(777) Exception RA 777
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A detached house, semi-detached house, duplex, triplex, townhouse with every dwelling unit fronting directly on a street, and an apartment building are the only residential building types permitted;

(B) The minimum lot frontage is:
   (i) 8.0 metres for a detached house;
   (ii) 12.0 metres for a semi-detached house, duplex, or triplex;
   (iii) 5.0 metres for a townhouse; and
   (iv) 20.0 metres for an apartment building;

(C) The maximum building height is:
   (i) 11.0 metres and no more than 3 storeys for a detached house, semi-detached house, duplex, triplex, or townhouse; and
   (ii) 24.0 metres and no more than 8 storeys for an apartment building;

(D) The maximum floor space index is:
   (i) 1.0 for a detached house or semi-detached house,
   (ii) 1.5 for a duplex, triplex, or townhouse; and
   (iii) 2.5 for an apartment building;

(E) The minimum rear yard setback is:
   (i) 6.0 metres for a detached house, semi-detached house, duplex, triplex, or townhouse; and
   (ii) 7.5 metres for an apartment building;

(F) The minimum side yard setback is:
   (i) 0.5 metres on one side and 1.2 metres on the other side for a detached house;
   (ii) 1.2 metres for a semi-detached house;
   (iii) 2.5 metres for a duplex, triplex, or townhouse;
   (iv) 2.5 metres for the exterior of two attached duplex or triplex buildings; and
   (v) 4.5 metres for an apartment building;

(G) A duplex may be attached to one other duplex on an adjacent lot in the same zone; and
(H) A triplex may be attached to one other triplex on an adjacent lot in the same zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(778) Exception RA 778
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A dwelling unit may be in a detached house, a semi-detached house, a duplex, a triplex, a fourplex or an apartment building;

(B) The minimum lot area is:
   (i) 325 square metres for a detached house;
   (ii) 555 square metres for a semi-detached house;
   (iii) 370 square metres for a duplex; and
   (iv) 465 square metres for a triplex;
(C) The minimum **lot frontage** is:
   (i) 10.5 metres for a **detached house**;
   (ii) 18.0 metres for a **semi-detached house**;
   (iii) 12.0 metres for a **duplex**;
   (iv) 15.0 metres for a **triplex**; and
   (v) 22.5 metres for a **fourplex** or **apartment building**;

(D) The maximum **building** height is 9.5 metres for a **detached house**; and

(E) The minimum **side yard setback** is:
   (i) 0.9 metres for a **detached house**, **semi-detached house**, **duplex**, or **triplex**; and
   (ii) 0.6 times the height of the **building** for a **fourplex** or **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(A) On the lands municipally known as 2521-2543 Lakeshore Blvd. W., former City of Etobicoke by-law 2397.

(779) **Exception RA 779**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave. E.; and
   (ii) 7.5 metres in all other cases;

(B) The minimum **building setback** is a distance equal to half the height of the **building**;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 62, of former City of Scarborough by-law 12360.

(C) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

(D) The maximum **lot coverage** is 30%;

(E) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to the greater of:
   (i) half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
   (ii) 3.0 metres;

(F) The **gross floor area** of all **building** must not exceed 1.5 time the **lot area**;

(G) A minimum of 30% of the **lot** are must be used for **soft landscaping**;

(H) **Parking spaces** must be provided at a minimum rate of 0.43 for each 100 square metres of **gross floor area**;

(I) Only the following suite types (individual dwelling units) are permitted: Bachelor with a minimum **interior floor area** of 33.0 square metres and 1-Bedroom with a minimum **interior floor area** of 47.0 square metres;

(J) The maximum **building** height is the **lawful** height of the **building** existing on the date of the enactment of this by-law; and

(K) The maximum number of **dwelling units** permitted is equal to the number of **dwelling units lawfully existing** in the **building** existing on the date of the enactment of this by-law.
900.8 RAC - Zone

900.8.1 General

(1) RAC Zone Exceptions
The regulations in Article 900.8.10 apply only to the exceptions subject to the RAC zone and identified with the corresponding exception number. [By-law: 0572-2014]

900.8.10 Exceptions for RAC Zone

(1) Exception RAC 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The number of permitted dwelling units is:
   (i) a minimum of 145 dwelling units; and
   (ii) a maximum of 170 dwelling units;
(B) The minimum building setback from a lot line abutting a street is 3.0 metres;
(C) Amenity space must be provided within a building at a minimum rate of 1.0 square metre for each dwelling unit;
(D) A vehicle entrance to a parking garage that faces the street must be set back a minimum of 6.0 metres from a lot line that abuts a street;
(E) The maximum height of a building or structure is:
   (i) 15 metres for the portion located with 30 metres of Alton Towers Circle; and
   (ii) 54 metres in all other cases;
(F) Parking spaces must be provided at the minimum rate of:
   (i) 1.0 parking space for each dwelling unit; and
   (ii) 0.3 parking space for each dwelling unit and used for visitor parking; and
(G) A parking space in a yard that abuts a street must be a minimum of 3.0 metres from the lot line that abuts the street.

Prevailing By-laws and Prevailing Sections: (None Apply) [By-law: 0572-2014]

(2) Exception RAC 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) Parking spaces must be provided at a minimum rate of 1.3 parking spaces per dwelling unit;
(C) Of the required parking:
   (i) a minimum of 1.0 parking space per dwelling unit must be enclosed for residents; and
   (ii) a minimum of 0.3 parking space per dwelling unit must be for visitors;
(D) Parking spaces may be between the main wall and a lot line abutting a street if the parking space is set back a minimum of 3.0 metres from the lot line;
(E) Indoor amenity space must be provided at a minimum rate of one square metre for each dwelling unit;
(F) The maximum height for a building or structure is 54.0 metres;
(G) The maximum lot coverage may exceed 40%; and
(H) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
(ii) the water surface area does not exceed 15% of the lot area; and
(iii) the swimming pool is no closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(3) Exception RAC 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 12.0 metres;
(B) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building;
(C) The maximum lot coverage is 15%;
(D) The maximum floor space index is 1.5;
(E) The minimum separation between the above ground main wall of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(F) A below grade parking structure may be in a yard;
(G) The minimum building setback for a below grade parking structure is a distance equal to the vertical distance between the surface of the lowest floor of the structure and the average elevation of grade along the front lot line;
(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(I) A minimum of 209 parking spaces must be provided on the lot, of which a minimum of 128 parking spaces must be underground;
(J) A minimum of 40% of the lot area must be landscaping; and
(K) The maximum number of dwelling units must be no more than the sum of: The total number of Bachelors x 1.5, the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25, must not exceed 401 times the lot area in hectares; and, in no case, may 2-bedroom units exceed 31% of the total number of units, and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(4) Exception RAC 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 12.0 metres;
(B) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building;
(C) The maximum lot coverage is 15%;
(D) The maximum floor space index is 1.5;
(E) The minimum separation between the above ground main wall of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(F) A below grade parking structure may be in a yard;
(G) The minimum building setback for a below grade parking structure is a distance equal to the vertical distance between the surface of the lowest floor of the structure and the average elevation of grade along the front lot line;
(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(I) A minimum of 211 parking spaces must be provided on the lot, of which a minimum of 144 parking spaces must be underground;
(J) A maximum of six parking spaces are permitted in the front yard abutting Antrim Crescent;
An area equal to no less than 43% of the gross floor area of the building or buildings, minus the gross floor area for basements, must be landscaping;

For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the lot, and any part of the lot occupied by recreational ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and used as a recreational area; excluding any driveway or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking; and

The maximum number of dwelling units must be no more than the sum of: The total number of Bachelors x 1.5, the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25, must not exceed 401 times the lot area in hectares; and, in no case, may 2-bedroom units exceed 31% of the total number of units, and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

Exception RAC 5
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Warden Ave. is 18.0 metres;
(B) The minimum building setback from a lot line that abuts a street is 9.0 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;
(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(E) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;
(F) Of the required parking spaces:
   (i) a minimum of 66% must be below grade; and
   (ii) a minimum of 11% must be surface parking spaces for visitors;
(G) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;
(H) The maximum lot coverage is 22%;
(I) All parts of a building below grade must be set back from a lot line that abuts a street the greater of 3.0 metres or a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;
(J) An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;
(K) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the lot, and any part of the lot occupied by recreational ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and used as a recreational area; excluding any driveway or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
(L) On Blocks B, D and E on Registered Plan M-1492, free-standing recreation buildings must be provided and must only serve these lands;
(M) The maximum height for a building or structure is 54.0 metres; and
(N) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is no closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

Exception RAC 6
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Finch Ave. and Warden Ave. is 18.0 metres;

(B) The minimum building setback from a lot line that abuts Bridletowne Circle is 12.0 metres;

(C) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(D) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;

(E) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(F) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

(G) Of the required parking spaces:

(i) a minimum of 66% must be below grade; and

(ii) a minimum of 11% must be surface parking spaces for visitors;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

(I) The maximum lot coverage is 15%;

(J) All parts of a building below grade must be set back from a lot line that abuts a street a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(K) An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;

(L) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the lot, and any part of the lot occupied by recreational ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and used as a recreational area; excluding any driveway or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;

(M) The maximum height for a building or structure is 54.0 metres; and

(N) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;

(ii) the water surface area does not exceed 15% of the lot area; and

(iii) the swimming pool is no closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(7) Exception RAC 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) Parking spaces must be provided at a minimum rate of 1.4 spaces per dwelling unit;

(C) Of the required parking spaces:

(i) a minimum of 1.2 parking spaces must be below grade for residents;

(ii) a minimum of 0.2 parking spaces must be surface spaces for visitors; and

(iii) a maximum of 0.2 parking spaces per dwelling unit may be in a street yard;

(D) Amenity space must be provided at a minimum rate of 93 square metres for the first dwelling unit, plus an additional 1.9 square metres for each unit over 50;

(E) The maximum lot coverage is 40%;

(F) The maximum height for a building or structure is 70.0 metres;

(G) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;

(ii) the water surface area does not exceed 15% of the lot area; and

(iii) the swimming pool is no closer to a lot line than 1.2 metres;
(H) The parking space requirements and the amenity space requirements apply collectively to the whole of the area.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(8) Exception RAC 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) Parking spaces must be provided at a minimum rate of 1.4 spaces per dwelling unit;

(C) Of the required parking spaces:
   (i) a minimum of 1.2 parking spaces must be below grade for residents;
   (ii) a minimum of 0.2 parking spaces must be surface spaces for visitors; and
   (iii) a maximum of 0.2 parking spaces per dwelling unit may be in a street yard;

(D) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;

(E) The maximum lot coverage is 40%;

(F) The maximum height for a building or structure is 65.0 metres;

(G) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is no closer to a lot line than 1.2 metres;

(H) The parking space requirements and the amenity space requirements apply collectively to the whole of the area.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(9) Exception RAC 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum floor space index is 1.6;

(B) The minimum building setback from a lot line that abuts Warden Ave. is 18.0 metres;

(C) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(D) Parking spaces must be provided at a minimum rate of 1.2 spaces per dwelling unit;

(E) Of the required parking spaces:
   (i) a minimum of 1.2 parking spaces must be enclosed or below grade for residents; and
   (ii) a minimum of 0.2 parking spaces must be surface spaces for visitors;

(F) All parts of a building below grade must be set back from a lot line that abuts a street the greater of 3.0 metres or a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(G) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;

(H) An area equal to no less than 45% of the total gross floor area of all buildings on the lot must be landscaping;
   (i) The maximum lot coverage is 16%;
   (J) The maximum height for a building or structure is 54.0 metres; and
   (K) Swimming pools are permitted in the rear yard and side yards, if:
      (i) the yard is not abutting a street;
(ii) the water surface area does not exceed 15% of the lot area; and
(iii) the swimming pool is no closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[By-law: 0572-2014]

(10) Exception RAC 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) Parking spaces must be provided at a minimum rate of 1.4 spaces per dwelling unit;
(C) Of the required parking spaces:
   (i) a minimum of 1.2 parking spaces must be below grade for residents; and
   (ii) a minimum of 0.2 parking spaces must be surface spaces for visitors;
(D) Despite regulations to the contrary, parking spaces may be in a street yard;
(E) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;
(F) The maximum lot coverage is 40%;
(G) The maximum height for a building or structure is 54.0 metres;
(H) Despite regulations to the contrary, swimming pools are permitted in any yard; and
(I) The requirements of this exception and this by-law apply collectively to the whole of this area.

Prevailing By-laws and Prevailing Sections: (None Apply)

[By-law: 0572-2014]

(11) Exception RAC 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is:
   (i) 36.0 metres measured from the original centre line of the street if the front lot line abuts Sheppard Ave.; and
   (ii) 12.0 metres in all other cases;
(B) The minimum building setback from a side lot line that abuts a street is:
   (i) 21.0 metres measured from the original centre line of the street if the side lot line abuts Sheppard Ave.; and
   (ii) 3.0 metres in all other cases;
(C) The minimum building setback from a lot line that does not abut a street is a distance equal to half the height of the building;
(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(E) Amenity space must be provided in each building at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(F) The maximum lot coverage is 15%;
(G) A minimum of 70% of the lot area must be landscaping;
(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;
(I) A minimum of 67% of all parking spaces must be underground;
(J) A minimum of 33% of the parking space must be for visitor parking;
(K) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line; and
(L) The maximum building height is 54.0 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(12) Exception RAC 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is:
   (i) 36.0 metres measured from the original centreline of the street if the front lot line abuts Sheppard Ave. or Birchmount Rd.; and
   (ii) 18.0 metres in all other cases;

(B) The minimum building setback from a side lot line and rear lot line is a distance equal to the greater of:
   (i) half the height of the building; and
   (ii) half the length of the building;

(C) The minimum building setback from a lot line that abuts a lot in an RD zone or RS zone is 15.0 metres;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(E) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) The maximum lot coverage is 18%;

(G) A minimum of 50% of the lot area must be landscaping;

(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;
   (i) A minimum of 67% of all parking spaces must be underground;
   (J) A minimum of 33% of the parking space must be for visitor parking;

(K) On the lands municipally known as 365 Bay Mills Boulevard a Day Nursery is permitted if:
   (i) it is on the ground floor; and
   (ii) it has an interior floor area less than 372 square metres;

(L) The maximum building height is 54.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(13) Exception RAC 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Birchmount Rd. is 31.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a lot line that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the street;

(C) The minimum building setback from a lot line that abuts a street is 12.0 metres;

(D) The minimum building setback from a side lot line is a distance of half the height of the building;

(E) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(F) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

(G) Of the required parking spaces:
   (i) a minimum of 77% must be below grade; and
   (ii) a minimum of 11% must be for visitors;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

(I) The maximum lot coverage is 18%;

(J) A minimum of 50% of the lot area must be landscaping;
(K) The maximum height for a building or structure is 54.0 metres; and

(L) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;
(ii) the water surface area does not exceed 15% of the lot area; and
(iii) the swimming pool is no closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(14) Exception RAC 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum lot area is:

(i) the greater of 665 square metres or 139 square metres per dwelling unit for an apartment building with 5 dwelling units; and
(ii) 116 square metres per dwelling unit for an apartment building with more than 5 dwelling units;

(B) The minimum lot frontage is:

(i) 18.0 metres for an apartment building with 5 dwelling units; and
(ii) 24.0 metres for an apartment building with more than 5 dwelling units;

(C) The maximum height is 14.0 metres.

(D) The minimum front yard setback is 7.5 metres.

(E) The minimum rear yard setback is the greater of 6.0 metres or 20% of the lot depth; and

(F) The minimum side yard setback is:

(i) 3.0 metres for an apartment building with 5 dwelling units; and
(ii) half the height of the building for an apartment building with more than 5 dwelling units.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(15) Exception RAC 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

(i) 18.0 metres if the lot line abuts Sheppard Ave., Neilson Rd. or Finch Ave.;
(ii) 12.0 metres if the lot line abuts Tapscott Rd. or Washburn Way; and
(iii) 9.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line is the distance equal to half the height of the building;

(C) The minimum separation between all above ground main walls of two residential buildings on the same lot is the distance equal to half the cumulative total height of the two buildings;

(D) The maximum lot coverage is 15%;

(E) Parking spaces must be provided at the following minimum rate:

(i) 1.0 for each dwelling unit and used for below grade resident parking; and
(ii) 0.12 for each dwelling unit and used for surface visitor parking;

(F) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(G) A minimum of 45% of the lot area must be soft landscaping; and
(H) The minimum building setback from a lot line for a below grade parking structures is a distance equal to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(16) Exception RAC 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the building types permitted in 15.20.20.40(1), a townhouse is a permitted building type subject to compliance with the applicable provisions of Section 10.60. [By-law: 0997-2014]

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(17) Exception RAC 17
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Warden Ave. is 36.0 metres, measured from the centreline of the street;

(B) The minimum building setback from a lot line that abuts a street is 12.0 metres, measured from the centreline of the street;

(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance equal to half the height of the building;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(E) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

(F) Of the required parking spaces:
   (i) a minimum of 66% must be below grade; and
   (ii) a minimum of 11% must be for surface parking spaces for visitors;

(G) The maximum lot coverage is 15%;

(H) An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;

(I) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the lot, and any part of the lot occupied by recreational ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and used as a recreational area; excluding any driveway or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;

(J) The maximum height for a building or structure is 54.0 metres; and

(K) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is no closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(18) Exception RAC 18
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) All residential building types are permitted, and the lands may be developed in compliance with the regulations of (B) or (C) below, but not both;
(B) For an apartment building:

(i) a minimum of 67 square metres of lot area is required of each dwelling unit;
(ii) the minimum building setback from a front lot line is 18.0 metres;
(iii) the minimum building setback from a side lot line that abuts a street is 12.0 metres;
(iv) the minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;
(v) a maximum of 50% of the gross floor area of the first floor may be used for dwelling units;
(vi) amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(vii) the minimum building setback from a rear lot line is 7.5 metres;
(viii) parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit; and
(ix) parking spaces must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50.

(C) For residential buildings other than an apartment building:

(i) a minimum of 199.0 square metres of lot area is required for each dwelling unit;
(ii) the minimum building setback from a front lot line is 12.0 metres;
(iii) the minimum building setback from a side lot line that abuts a street is 9.0 metres;
(iv) the minimum building setback from a side lot line that does not abut a street is 2.4 metres;
(v) the minimum building setback from a rear lot line is 7.5 metres;
(vi) the maximum lot coverage is 33%;
(vii) parking spaces must be provided for an apartment building existing on the lot as of July 2007 at a minimum rate of 1.0 parking spaces per dwelling unit;
(viii) parking spaces must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50.
(L) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is no closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule “C” Exception 36, of former City of Scarborough By-law No. 12466. [By-law: 0572-2014]

(20) Exception RAC 20
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Sheppard Ave. is 36.0 metres;
(B) The minimum building setback from a lot line that abuts a street is 12.0 metres;
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance equal to half the height of the building;
(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(E) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;
(F) Of the required parking spaces:
   (i) a minimum of 66% must be below grade; and
   (ii) a minimum of 11% must be surface parking spaces for visitors;
(G) The maximum lot coverage is 15%;
(H) An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;
(I) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the lot, and any part of the lot occupied by recreational ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and used as a recreational area; excluding any driveway or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
(J) Indoor amenity space must be provided as follows:
   (i) at a minimum rate of 46 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room; and
   (ii) if the result of applying the rate in (A) exceeds 93 square metres, two or more rooms must be provided in the building with each room having a minimum floor area of 46 square metres;
(K) All parts of a building below grade must be set back from a lot line that abuts a street the greater of 3.0 metres or a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;
(L) The maximum height for a building or structure is 54.0 metres; and
(M) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is no closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 0572-2014]

(21) Exception RAC 21
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from the lot line that abuts a lot in the RD zone is 15.0 metres;
(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;

(C) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

(D) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;

(E) Of the required **parking spaces**:
   (i) a minimum of 66% must be below grade; and
   (ii) a minimum of 11% must be for visitors;

(F) The maximum **lot coverage** is 15%;

(G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;

(H) A minimum of 70% of the **lot area** must be **landscaping**;

(I) The maximum height for a **building or structure** is 54.0 metres;

(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   (i) the yard is not abutting a **street**;
   (ii) the water surface area does not exceed 15% of the **lot area**;
   (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
   (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and

(K) The following uses are also permitted on Block B, Registered Plan M-1272:
   (i) a **day nursery** if it does not exceed a **gross floor area** of 140 square metres; and
   (ii) recreational facilities.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(22) **Exception RAC 22**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from the **lot line** abutting Danforth Rd. is 25 metres, measured from the original centre line of Danforth Rd.;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;

(C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

(D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50; and

(E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(23) **Exception RAC 23**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The **main wall** with a **vehicle** entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;

(D) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**;

(E) No **parking spaces** may be within a required yard that abuts a **street**; and

(F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]
(24) Exception RAC 24
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The required minimum building setback from the westerly lot line is 10.66 metres; and
(B) The required minimum rear yard setback is 10.97 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(25) Exception RAC 25
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 36.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd., Eglinton Ave. or Markham Rd.;
(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;
(C) The maximum lot coverage is 18%;
(D) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(E) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit and used for tenant parking; and
   (ii) 0.125 for each dwelling unit and used for visitor parking;
(F) A minimum of 70% of all parking spaces must be in a below grade structure; and
(G) A maximum of 8 parking spaces may be in the front yard.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(26) Exception RAC 26
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
   (ii) 9.0 metres in all other cases;
(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;
(C) The maximum lot coverage is 33%;
(D) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(E) A maximum of 50% of the gross floor area of the ground floor may be used for dwelling units; and
(F) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(27) Exception RAC 27
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) The minimum building setback from a rear lot line is 13.5 metres;
(D) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(E) The maximum lot coverage is 18%;
(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit for resident use; and
   (ii) 0.125 for each dwelling unit and used for visitor parking space; and
(G) 75% of all parking spaces must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(28) Exception RAC 28
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The maximum height is the lawful height of the lawfully existing building on the lot;
   (B) The minimum building setback from a lot line that abuts a street is the lawful building setback of the lawfully existing building on the lot;
   (C) The minimum building setback from a side lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that side lot line;
   (D) The minimum building setback from a rear lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that rear lot line;
   (E) The maximum lot coverage is 40%;
   (F) A below grade parking structure must be set back from a lot line that abuts a road a minimum of 3.0 metres;
   (G) Amenity space must be provided at a minimum rate of 1.0 square metres for each dwelling unit; and
   (H) Parking spaces must be provided at a minimum rate of:
      (i) 1.0 for each dwelling unit and used for resident parking; and
      (ii) 0.3 for each dwelling unit and used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(29) Exception RAC 29
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

   (A) The minimum building setback is:
      (i) 6.0 metres if a building has a maximum height the lesser of 10.5 metres and 3 storeys; and
      (ii) 14.0 metres if a building has a maximum height more than 10.5 metres and 3 storeys;
   (B) The minimum building setback from a lot line that abuts a lot in an RD, RS, RT or RM zone is:
      (i) 35.0 metres if the building has a maximum height the lesser of 10.5 metres and 3 storeys; and
      (ii) 45.0 metres if a building has a maximum height more than 10.5 metres and 3 storeys;
   (C) Despite (B), a gatehouse is permitted;
   (D) The maximum number of dwelling units for these lands, in total, is 338, of which a maximum of 14 dwelling units must be in one or more buildings of three storeys or less in height;
   (E) A balcony, porch or canopy may encroach into a required building setback between the main wall of the building and a lot line abutting a street, if the balcony, porch or canopy does not have a length of more than 4.0 metres along the main wall of the building;
   (F) A below grade structure must be set back a minimum of 3.0 metres from a lot line that abuts a street, unless the lot line abuts Exchequer Place, for which no setback is required;
   (G) Amenity space must be provided at a minimum rate of 3.0 square metres for each dwelling unit; and
(H) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**, of which 1.0 for each **dwelling unit** must be for resident use and 0.2 for each **dwelling unit** must be for at grade visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(30) **Exception RAC 30**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave.; and

   (ii) 12.0 metres if the **lot line** abuts Galloway Rd.;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;

(C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;

(D) The maximum **lot coverage** is 15%;

(E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum interior **floor area** of 46.0 square metres and a maximum interior **floor area** of 93.0 square metres;

(G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

(H) A minimum of 67% of all **parking spaces** must be underground; and

(I) A minimum of 33% of the **parking spaces** must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(31) **Exception RAC 31**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 12 metres;

(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 9 metres;

(C) The minimum **building setback** from a **rear lot line**, or a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(D) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;

(E) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

(F) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;

(G) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:

   (i) a minimum of 50% of the spaces must be below grade; and

   (ii) 0.125 spaces per **dwelling unit** must be visitor **parking spaces**;

(H) The maximum **lot coverage** is the **lawful lot coverage** of the **lawfully existing buildings** on each **lot**; and

(I) A minimum 40% of the **lot area** must be **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(32) **Exception RAC 32**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts:
   (i) Midland Ave. is 12.0 metres; and
   (ii) Gilder Drive is 9.0 metres;

(B) The minimum building setback from a rear lot line, or a side lot line that does not abut a street, is a distance equal to half the height of the building;

(C) The minimum separation distance between the main walls of two residential buildings on the same lot is the average of the combined height of the two buildings;

(D) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50;

(E) The maximum lot coverage is 18%;

(F) A minimum of 70% of the lot area must be landscaping;

(G) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:
   (i) a minimum of 65% of the parking spaces must be below grade; and
   (ii) 0.11 spaces per dwelling unit must be surface parking for visitors; and

(H) The minimum building setback for a below grade parking structures is equivalent to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(33) Exception RAC 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 36.0 metres, measured from the original centerline of the street, if the lot line abuts Kennedy Rd.; and
   (ii) 12.0 metres in all other cases;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) The maximum lot coverage is 18%;

(D) The minimum building setback from a rear lot line is 13.5 metres;

(E) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) A minimum 50% of the lot area must be landscaping;

(G) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit; and

(H) Of the required parking spaces:
   (i) A minimum of 55% must be at or above ground; and
   (ii) 11% must be surface parking spaces for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(34) Exception RAC 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The total interior floor area of all dwelling units may not exceed 1.5 times the lot area;

(B) The maximum lot coverage is 15%;

(C) A minimum 70% of the lot area must be landscaping;

(D) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:
   (i) a minimum of 65% of the parking spaces must be below grade; and
   (ii) 0.11 parking spaces per dwelling unit must be surface parking for visitors;
(E) The minimum building setback for underground parking structures is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the street line; and

(F) Amenity space must be provided at a minimum rate of 0.9 square metres per dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 0572-2014]

(35) Exception RAC 35
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
   (ii) 9.0 metres in all other cases;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) The maximum lot coverage is 33%;

(D) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(F) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 0572-2014]

(36) Exception RAC 36
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
   (ii) 9.0 metres in all other cases;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) The maximum lot coverage is 33%;

(D) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(F) Parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 0572-2014]

(37) Exception RAC 37
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;

(B) Amenity space must be provided at a minimum rate of 1.0 square metres per dwelling unit;

(C) The minimum number of parking spaces required is 1.4 spaces per dwelling unit;

(D) Of the required parking spaces:
   (i) a minimum of 1.0 parking spaces per dwelling unit must be in a building for resident use; and
   (ii) a minimum of 0.2 parking spaces per dwelling unit must be for visitor parking; and

(E) The lot coverage regulations of this by-law do not apply.
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
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Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(38) Exception RAC 38
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is:
   (i) 36.0 metres measured from the original centre line of the street if the front lot line abuts Sheppard Ave. or Kennedy Rd.; and
   (ii) 12.0 metres in all other cases;

(B) The minimum building setback from a side lot line and rear lot line is a distance equal to the greater of:
   (i) half the height of the building; or
   (ii) half the length of the building;

(C) The minimum building setback from a lot line that abuts a lot in an RD or RS zone is 15.0 metres;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(E) A minimum of 50% of the lot area must be landscaping;

(F) Amenity space must be provided in each building at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(G) The maximum lot coverage is 18%;

(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;
   (i) A minimum of 67% of all parking spaces must be underground;
   (J) A minimum of 33% of the parking spaces must be for visitors;

(K) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line; and

(L) The maximum building height is 54.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(39) Exception RAC 39
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Kennedy Rd., measured from the original centreline of the street, is 25.0 metres;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;

(D) The maximum lot coverage is 33%; and

(E) A lawfully existing nursing home is permitted on the eastern portion of the lot, if:
   (i) the maximum number of beds does not exceed 230;
   (ii) a minimum of 30% of the area of the eastern portion of the lot is landscaping;
   (iii) the minimum building setback from a lot line that abuts a street, other than Kennedy Rd., is 7.5 metres; and
   (iv) the minimum building setback from a side lot line is a distance equal to half the height of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(40) Exception RAC 40
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;

(C) Of the required **parking spaces**:
   
   (i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be for residents and must be enclosed; and
   
   (ii) a minimum of 0.3 **parking spaces** per **dwelling unit** must be for visitors;

(D) Indoor **amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;

(E) The maximum height for a **building** or **structure** is 8 **storeys**;

(F) The maximum **lot coverage** is 40%;

(G) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   
   (i) the yard is not abutting a **street**;
   
   (ii) the water surface area does not exceed 15% of the **lot area**;
   
   (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
   
   (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and

(H) A **day nursery** with a maximum **gross floor area** is 335 square metres is permitted.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(41) **Exception RAC 41**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from the **front lot line** is 12.0 metres;

(B) The minimum **building setback** from a **lot line** is a distance equal to half the height of the **building**;

(C) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;

(D) Of the required **parking spaces**:
   
   (i) a minimum of 1.0 enclosed **parking spaces** per **dwelling unit** must be for residents;
   
   (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** must be for residents and may be either enclosed or surface spaces;
   
   (iii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be surface spaces for visitors; and
   
   (iv) **parking spaces** may be between the **main wall** and the **lot line** abutting a **street**;

(E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each **dwelling unit** in excess of 50;

(F) A minimum of 45% of the **lot area** must be **landscaping**;

(G) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street line**;

(H) The maximum height for a **building** or **structure** is 8 **storeys**;

(I) The maximum **lot coverage** is 20%;

(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
   
   (i) the yard is not abutting a **street**;
   
   (ii) the water surface area does not exceed 15% of the **lot area**; and
   
   (iii) the swimming pool is no closer to a **lot line** than 1.2 metres; and

(K) A **day nursery** with a maximum **gross floor area** is 233 square metres is permitted.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(42) **Exception RAC 42**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

(i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Lawrence Ave.; and

(ii) 12.0 metres if the lot line abuts Galloway Rd.;

(B) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;

(C) The maximum lot coverage is 15%;

(D) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(E) Amenity space must be located in a building and each room used for amenity space must have a minimum interior floor area of 46.0 square metres and a maximum interior floor area of 93.0 square metres;

(F) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(G) A minimum of 67% of all parking spaces must be underground; and

(H) A minimum of 33% of the parking spaces must be for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(43) Exception RAC 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A dwelling unit may be in a detached house, a semi-detached house, a townhouse, or an apartment building;

(B) The permitted maximum number of dwelling units is:

(i) in an apartment building, 1 for each 80.0 square metres of lot area; and

(ii) in a detached house, semi-detached house or townhouse, 1 for each 199 square metres of lot area;

(C) The minimum building setback from a lot line that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the street;

(D) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(E) For an apartment building a maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(F) The maximum lot coverage is 33%;

(G) For an apartment building, amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(H) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(45) Exception RAC 45
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

   (ii) 25.0 metres, measured from the original centreline of the street, if the lot line abuts Scarborough Golf Club Rd., Bellamy Rd. or Orton Park Rd.;

(B) The minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;

(C) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(D) The maximum lot coverage is 33%;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(F) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(46) Exception RAC 46
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

   (ii) 25.0 metres, measured from the original centreline of the street, if the lot line abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd.;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) For an apartment building a maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(D) For an apartment building, amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(E) The maximum lot coverage is 33%; and

(F) Parking spaces must be provided at a minimum rate of 1.0 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(47) Exception RAC 47
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback for a building that abuts a street is:
(i) 36.0 metres if the lot line abuts Lawrence Ave., measured from the original centreline of the street;
(ii) 31.0 metres if the lot line abuts Morningside Ave., measured from the original centreline of the street; and
(iii) 9.0 metres from any other street;

(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;

(C) The portion of a below grade structure used for parking spaces must be set back from a lot line that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the lot line abutting the street;

(D) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(E) Amenity space must be located in a building and each room used for amenity space has a minimum interior floor area of 46.0 square metres and a maximum interior floor area of 93.0 square metres;

(F) An area of the lot equal to a minimum of 45% of the gross floor area of all buildings on the lot must be soft landscaping;

(G) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;

(H) A minimum of 67% of all parking spaces must be underground; and

(I) A minimum of 33% of the parking spaces must be for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(48) Exception RAC 48
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 3105-3133 Sheppard Avenue East, if the requirements of Section 7 and Schedule A of By-law 1120-2017(OMB) are complied with then an apartment building may be constructed in compliance with (B) to (Z) below;

(B) Despite Clause 15.20.20.20, the following uses are not permitted:

   (i) club;
   (ii) place of worship;
   (iii) nursing home;
   (iv) respite care facility;
   (v) retirement home; and
   (vi) veterinary hospital;

(C) Despite Regulation 15.20.20.100(1), only 15.20.20.100(1)(A) applies;

(D) Despite Regulation 15.5.40.10(1), the height of the building is the distance between a Canadian Geodetic Datum elevation of 182.08 metres and the elevation of the highest point of the building;

(E) Despite Clause 15.20.40.10, any building or structure erected on the lands must not exceed the height in metres and storeys specified by the numbers following the symbols HT and ST, as shown on Diagram 5 of By-law 1120-2017(OMB);

(F) Despite Regulation 15.5.40.10(2), railings and parapets for any purpose on the roof of the building may exceed the maximum permitted height shown on Diagram 5 attached to By-law 1120-2017(OMB) by 1.5 metres;

(G) Despite Regulations 15.5.40.10(3) and (4), equipment and structures used for the functional operation of the building may exceed the maximum permitted height shown on Diagram 5 attached to By-law 1120-2017(OMB) in accordance with the following:

   (i) vents and chimneys located in the area labeled MPH shown on that Diagram 5 may exceed the maximum permitted height by 6.7 metres;
   (ii) a mechanical penthouse no larger than 360 square metres, and all other equipment and structures used for the functional operation of the building housed within the mechanical penthouse, may exceed the maximum permitted height by 5.5 metres if located in the area labeled MPH shown on that Diagram 5; and
(iii) equipment and structures used for the functional operation of the building and not located in the area labeled MPH shown on that Diagram 5 may exceed the maximum permitted height by 3.0 metres;

(H) Despite Regulation 15.5.40.10(5), unenclosed structures providing privacy, safety or wind protection for any purpose on the roof of the building may exceed the maximum permitted height shown on Diagram 5 attached to By-law 1120-2017(OMB) by 3.0 metres, and may be located anywhere on the roof of the building except in the area labeled MPH shown on that Diagram 5;

(I) The minimum floor to floor height of the first storey must be 5.3 metres;

(J) Despite Clause 15.20.40.70, required minimum building setbacks are as shown on Diagram 5 of By-law 1120-2017(OMB);

(K) In addition to encroachments permitted in Clause 15.5.40.60, the following are permitted to extend beyond the areas delineated by heavy lines on Diagram 5 attached to By-law 1120-2017(OMB):
   
   (i) awnings, canopies and window washing equipment may encroach a maximum of 2.0 metres beyond the heavy lines shown on that Diagram 5;
   
   (ii) balconies may encroach beyond the heavy lines shown on that Diagram 5 a maximum of:
   
      (a) 0.75 metres along the east and west building faces;
   
      (b) 0.75 metres along the north building face above a height of 24.0 metres and seven storeys, whichever is the lesser; and
   
      (c) 1.5 metres in all other locations;

(L) The maximum depth of all balconies is 1.5 metres;

(M) Despite (L) above, a maximum balcony depth of 1.8 metres is permitted along the north building face at or below a height of 24.0 metres or seven storeys, whichever is the greater, if the balcony does not encroach more than 0.75 metres beyond the heavy lines shown on Diagram 5 of By-law 1120-2017(OMB);

(N) The total length of balconies on each storey, along each of the north, west and east building faces at or below a height of 24.0 metres or 7 storeys, whichever is the greater, must not exceed 50 percent of the respective building face on each storey;

(O) The maximum length of all individual balconies above a height of 24.0 metres or 7 storeys, whichever is the lesser, must be no more than 3.4 metres;

(P) Despite (O) above, a maximum of one balcony along each of the north and south building faces on each storey may have a maximum length of 6.4 metres;

(Q) No portion of a building or structure below a height of 24.0 metres or 7 storeys, whichever is the greater, may penetrate a 45 degree angular plane along the south lot line;

(R) A minimum of 12 dwelling units must be 3-bedroom dwelling units or larger;

(S) In addition to Clause 15.20.40.40, the total gross floor area of all buildings and structures must not exceed 23,107 square metres, comprised as follows:
   
   (i) residential uses must not exceed 21,770 square metres; and
   
   (ii) non-residential uses must not exceed 1,337 square metres;

(T) The permitted maximum floor plate size of each storey above the height of 24.0 metres or 7 storeys, whichever is the lesser, is 750 square metres;

(U) Despite the parking requirements in Table 200.5.10.1, for non-residential uses permitted by (B) above and Clause 15.20.20.10, a minimum of 1.0 parking space per 100 square metres of gross floor area must be provided, except that:
   
   (i) for education uses and financial institutions, a minimum of 2.0 parking spaces per 100 square metres of gross floor area must be provided; and
   
   (ii) for medical offices, a minimum of 1.5 parking spaces per 100 square metres of gross floor area must be provided;

(V) Despite Regulation 200.5.10.1(6), required visitor parking spaces and parking spaces for non-residential uses may be shared;

(W) A maximum of 29 at-grade parking spaces are permitted and must not be located in the Sheppard Avenue East and Pharmacy Avenue street yards;

(X) In addition to Regulation 230.5.1.10(4)(C), the following minimum dimensions apply to a stacked bicycle parking space:
   
   (i) minimum length of 1.65 metres;
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation May 1, 2020

(ii) minimum width of 0.45 metres; and
(iii) minimum horizontal clearance from the wall of 1.2 metres;

(Y) Despite Regulation 230.20.1.20(2), a "short-term" bicycle parking space must be located in a bicycle parking area at grade within 35.0 metres from a pedestrian entrance to the building on the lot;

(Z) Despite the loading requirements in Regulations 220.5.10.1(2), 220.5.10.1(3), 220.5.10.1(5), a minimum of one Type "G" loading space must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1120-2017 (OMB) ]

(49) Exception RAC 49
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) All residential building types are permitted, and the lands may be developed in compliance with the regulations of (B) or (C) but not both;

(B) For an apartment building:

(i) a minimum of 63 square metres of lot area is required of each dwelling unit;
(ii) the minimum building setback from a front lot line is 18.0 metres;
(iii) the minimum building setback from a side lot line that abuts a street is 12.0 metres;
(iv) the minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;
(v) a maximum of 50% of the gross floor area of the first floor may be used for dwelling units;
(vi) amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(vii) the lot must have an outdoor children's play area with minimum area of 158 square metres;
(viii) the minimum building setback from a rear lot line is 7.5 metres;
(ix) the maximum lot coverage is 33%; and
(x) parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit; and

(C) For residential buildings other than an apartment building:

(i) a minimum of 199.0 square metres of lot area is required for each dwelling unit;
(ii) the minimum building setback from a front lot line is 12.0 metres;
(iii) the minimum building setback from a side lot line that abuts a street is 9.0 metres;
(iv) the minimum building setback from a side lot line that does not abut a street is 2.4 metres;
(v) the minimum building setback from a rear lot line is 7.5 metres;
(vi) the maximum lot coverage is 33%;
(vii) parking spaces must be provided at a minimum rate of 1.25 for each dwelling unit; and
(viii) amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(50) Exception RAC 50
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

(i) 36.0 metres, measured from the original centreline of the street is the minimum building setback from a lot line that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
(ii) 18.0 metres in all other cases;

(B) The minimum building setback from a side lot line that does not abut a street is a distance equal to half the height of the building;
(C) The minimum **building setback** from a **rear lot line** that does not abut a **street** is 13.5 metres;

(D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

(E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(F) The maximum height of a **building** is the lesser of 12 **storeys** and 38.0 metres;

(G) The maximum **lot coverage** is 55%;

(H) **Parking spaces** must be provided at a minimum rate of:
   
   (i) 1.0 for each **dwelling unit** for resident parking; and  
   (ii) 0.125 for each **dwelling unit** for visitor parking; and

(I) A minimum of 50% of the resident **parking spaces** required in H(i) must be at or above grade.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**[By-law: 0572-2014]**

(51) **Exception RAC 51**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(C) The minimum **building setback** from a **rear lot line** that does not abut a **street** is 13.5 metres;

(D) A **building** or **structure** must be set back a minimum of 10.0 metres from a stable top-of-bank;

(E) For an **apartment building**, **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(F) The maximum height of a **building** is the lesser of 11 **storeys** and 35.0 metres;

(G) The maximum **lot coverage** is 15%;

(H) The part of a **building** used for below grade parking must be set back from a **lot line** that abuts a **street** a distance equal to half the vertical distance from the surface of the lowest floor to surface grade at the **lot line** abutting the **street**;

(I) **Parking spaces** must be provided at the minimum rate of:
   
   (i) 1.0 for each **dwelling unit** for resident parking; and  
   (ii) 0.125 for each **dwelling unit** for visitor parking;

(J) A minimum of 66% of all **parking spaces** must be underground; and

(K) A minimum of 70% of the **lot area** must be **landscaping**, and of that **landscaping** a minimum of 50% must be **soft landscaping**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

**[By-law: 0572-2014]**

(52) **Exception RAC 52**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A **dwelling unit** may be in a **detached house**, a **semi-detached house**, a **duplex**, a **triplex**, a **fourplex** or an **apartment building**;

(B) A **parking space** may be within 16.0 metres of a **lot line** that abuts Dunelm St.;

(C) **Parking spaces** must be provided at a minimum rate of:
   
   (i) 1.0 for each **dwelling unit** for resident use and located in a **building**; plus  
   (ii) 0.2 for each **dwelling unit** for visitor parking;

(D) The maximum **lot coverage** is 33%;

(E) For an **apartment building** the following applies:
(i) the maximum number of dwelling units in an apartment building is not more than 1 dwelling unit for each 71 square metres of lot area;

(ii) the minimum building setback from a lot line that abuts a street is:

(a) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and

(b) 9.0 metres in all other cases;

(iii) the minimum building setback from a side lot line or rear lot line that does not abut a street is a distance equal to half the height of the building; and

(iv) amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(F) For a dwelling unit in a detached house, semi-detached house, duplex, triplex or fourplex the following applies:

(i) the maximum number of dwelling units is no more than 1 for each 632 square metres of lot area;

(ii) the minimum building setback from a lot line that abuts a street is 3.0 metres; and

(iii) the floor area of each dwelling unit is:

(a) a minimum of 111 square metres; and

(b) a maximum of 168 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(53) Exception RAC 53
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 18.0 metres if the lot line abuts Finch Ave. or McCowan Rd.;

(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;

(C) The minimum separation between the above ground main wall of two residential buildings is the distance equal to half the combined total height of the two buildings;

(D) The maximum lot coverage is 15%;

(E) Amenity space must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each dwelling unit in excess of 50. If the total amount of amenity space required for all dwelling units exceeds 93 square metres, then the required amenity space must be provided in two or more rooms, with each room having an interior floor area of not less than 46 square metres and not more than 93 square metres;

(F) The minimum lot area for landscaping, is an area equal to 45% of the gross floor area of all buildings, minus the gross floor area of the free-standing recreation building and enclosed public malls used for walkway purposes;

(G) Below grade structures are permitted in all required yards if they are no closer to a lot line that abuts a street than the greater of:

(i) 3.0 metres; or

(ii) a distance equal to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and

(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit, and of the parking spaces required, a minimum of:

(i) 65% of the parking spaces must be in a building; and

(ii) 11% of all parking spaces must be for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(54) Exception RAC 54
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line that abuts McCowan Rd. is 25.0 metres measured from the centerline of the original road allowance;
(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;
(C) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50;
(D) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:
   (i) a minimum of 50% of the parking spaces must be below grade; and
   (ii) 0.125 parking spaces per dwelling unit must be for visitors;
(E) The maximum lot coverage is 18%; and
(F) A minimum of 50% of the lot area must be landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(55) Exception RAC 55
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a front lot line that abuts McCowan Rd. is 25.0 metres measured from the centerline of the original road allowance;
(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;
(C) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50;
(D) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which:
   (i) a minimum of 50% of the parking spaces must be below grade; and
   (ii) 0.125 parking spaces per dwelling unit must be for visitors;
(E) The maximum lot coverage is 18%; and
(F) A minimum of 50% of the lot area must be landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(56) Exception RAC 56
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Midland Ave. is 31.0 metres, measured from the original centreline of the street;
(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;
(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) The minimum building setback from a rear lot line is 13.5 metres;
(E) Indoor amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit, plus an additional 0.9 square metres for each unit over 50;
(F) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;
(G) Of the required parking spaces:
   (i) a maximum of 50% must be surface spaces; and
   (ii) a minimum of 11% must be visitor parking;
(H) A minimum of 50% of the lot area must be landscaping; and
(I) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(57) Exception RAC 57
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from the front lot line is 31 metres as measured from the original centre line of Midland Ave.;
(B) The minimum side yard setback and rear yard setback is a distance equal to the greater of:
   (i) half the height of the building; or
   (ii) half the length of the wall of the building that faces the respective side lot line or rear lot line;
(C) The minimum separation distance between residential buildings on the same lot is the average of the combined height of the two buildings;
(D) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50;
(E) The maximum lot coverage is 18%;
(F) A minimum of 50% of the lot area must be landscaping; and
(G) Parking spaces must be provided at a minimum rate of 1.125 parking spaces per dwelling unit, of which 0.11 spaces per dwelling unit must be provided as surface parking for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(58) Exception RAC 58
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Midland Ave. is 25 metres as measured from the original centre line of Midland Ave.;
(B) The minimum building setback from a side lot line or rear lot line is equal to half the height of the building;
(C) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;
(D) A minimum of 46 square metres of amenity space must be provided, plus 0.9 square metres per dwelling unit in excess of 50; and
(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(59) Exception RAC 59
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The maximum height is the lawful height of the lawfully existing building on the lot;
(B) The minimum building setback from a lot line that abuts a street is the lawful building setback of the lawfully existing building on the lot;
(C) The minimum building setback from a side lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that side lot line;
(D) The minimum building setback from a rear lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that rear lot line;
(E) The maximum lot coverage is 40%;
(F) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(G) Parking spaces must be provided at a minimum rate of:
(i) 1 for each **dwelling unit** for resident use; and
(ii) 0.125 each **dwelling unit** for visitor parking at grade; and

(H) A minimum of 67% of all **parking spaces** must be underground.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(60) **Exception RAC 60**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.; and
(ii) 18.0 metres if the **lot line** abuts Kingston Rd.;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is the greater of:

(i) a distance equal to half the height of the **building**; and
(ii) 15 metres where the **lot line** also abuts a lot in a RD or RS zone;

(C) The minimum separation between the above ground portions of the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half of the combined total height of the two **buildings**;

(D) The maximum **lot coverage** is 15%;

(E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;

(G) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;

(H) A minimum 7.5 metre wide strip of land along the entire length of the part of a **lot line** that abuts a **lot** in an RD or RS zone must be **soft landscaping**;

(I) An area of the **lot** equal to a minimum of 45% of the **gross floor area** of all **buildings** on the **lot** must be **soft landscaping**; and

(J) For a **place of worship**, regulation 15.20.20.100(13) does not apply if the **place of worship** does not cover more than 50% of the lot area.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(61) **Exception RAC 61**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr. is 22.0 metres measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;

(C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;

(D) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;

(E) The maximum **lot coverage** is the **lawful** percentage of the **lot** covered by **lawfully existing buildings** on the **lot**;

(F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and

(G) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]
(62) **Exception RAC 62**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

   (i) 31.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.; and
   
   (ii) 9.0 metres from any other **street**;

(B) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street** is a distance equal to half the height of the **building**;

(C) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;

(D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;

(E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and

(F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

[By-law: 0572-2014]

(63) **Exception RAC 63**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 31.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.;

(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;

(C) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street** is a distance equal to half the height of the **building**;

(D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;

(E) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;

(F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(G) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres; and

(H) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

[By-law: 0572-2014]

(64) **Exception RAC 64**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.;

(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;

(C) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street** is a distance equal to half the height of the **building**;

(D) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;

(E) The maximum **lot coverage** is 18%;

(F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(G) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres; and

(H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**.
(H) A minimum of 67% of all **parking spaces** must be underground; and
(I) A minimum of 11% of the **parking spaces** must be visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)

[By-law: 0572-2014]

(65) **Exception RAC 65**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 18.0 metres if the **lot line** abuts Sheppard Ave., Neilson Rd. or Finch Ave; and
(ii) 12.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;

(C) The minimum separation between two **residential buildings** on the same **lot** is a distance equal to half the total height of the **buildings**;

(D) The maximum **lot coverage** is 15%;

(E) **Parking spaces** must be provided at a minimum rate of 1.12 for each **dwelling unit**, of which:

(i) 1.0 for each **dwelling unit** is for resident parking and a minimum of 65% of the required resident **parking spaces** must be in a **building** or a below grade **structure**; and
(ii) 0.12 for each **dwelling unit** is for visitor parking at grade;

(F) A minimum of 46 square metres of **amenity space** must be provided, plus 0.9 square metres for each **dwelling unit** in excess of fifty; and

(G) A minimum of 45% of the **lot area** must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[By-law: 0572-2014]

(66) **Exception RAC 66**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** is:

(i) the greater of half the height of the **building** or half the width of the **building**; and
(ii) no less than 15.0 metres from a **lot line** that abuts a **lot** in the RD zone;

(D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

(E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;

(F) Of the required **parking spaces**:

(i) a minimum of 77% must be below grade; and
(ii) a minimum of 11% must be for visitors;

(G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;

(H) A minimum of 70% of the **lot area** must be **landscaping**;

(I) The maximum **lot coverage** is 18%; and

(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:

(i) the yard is not abutting a **street**;

(ii) the water surface area does not exceed 15% of the **lot area**;
(iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
(iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(67) **Exception RAC 67**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) **The minimum building setback** from a **lot line** that abuts Pharmacy Ave. is 31.0 metres, measured from the original centerline of the street;

(B) **Parking spaces** must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

(C) Of the required parking spaces:
   (i) a minimum of 88% must be enclosed spaces; and
   (ii) a minimum of 11% must be for visitor parking, which must be located between the **lot line** that abuts the street and the building;

(D) The maximum **lot coverage** is 15%;

(E) A minimum of 50% of the **lot area** must be landscaping, which includes all areas covered by lawns and shrubs, elevated podium structures and outdoor swimming pools;

(F) All parts of a **building** below grade must be set back from a **lot line** that abuts a street a distance equal to half the depth of the **building** located below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the street;

(G) **The maximum building height** is 20 **storeys**;

(H) **The minimum building setback** from a **lot line** that abuts:
   (i) the ON zone or I zone is 16.5 metres; and
   (ii) any other zone, is the **lawful building setback** of the **lawfully existing building** on the **lot**;

(I) **Indoor amenity space** must be provided at a minimum rate of 0.9 square metres for each dwelling unit;

(J) **Indoor amenity space** may be located within the **residential building** or within separate **buildings** on the **lot**; and

(K) **The minimum separation distance** between **residential buildings** on the **lot** is half the total sum of the height of the **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(68) **Exception RAC 68**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The total **interior floor area** of all dwelling units may not exceed 1.5 times the **lot area**;

(B) The permitted maximum number of dwelling units is the **lawful number of dwelling units** in the **lawfully existing building** on the **lot**;

(C) The minimum **building setback** from a **front lot line** is 9.0 metres;

(D) The minimum **building setback** from a **side lot line** is:
   (i) if the **lot line** abuts Lawrence Ave., 36 metres measured from the original centre line of Lawrence Ave.; and
   (ii) in all other cases, a distance equal to half the height of the **building**;

(E) The minimum **building setback** from a **rear lot line** is:
   (i) if the **lot line** abuts Lawrence Ave., 36 metres measured from the original centre line of Lawrence Ave.; and
   (ii) in all other cases, a distance equal to half the height of the **building**;

(F) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
(G) The maximum **lot coverage** is 15%;
(H) A minimum of 70% of the **lot area** must be **landscaping**;
(I) **Amenity space** must be provided inside each **building** at a minimum rate of 0.9 square metres per **dwelling unit** in that **building**;
(J) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
   (i) a minimum of 65% of the spaces must be below grade; and
   (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors; and
(K) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(69) **Exception RAC 69**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
(B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
(C) The minimum **building setback** from a **rear lot line** is 1.5 metres;
(D) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
(E) The total **interior floor area** of all **dwelling units** may not exceed 2.16 times the **lot area**;
(F) The maximum **lot coverage** is 17%;
(G) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
(H) A minimum of 58% of the **lot area** must be **landscaping**;
(I) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
(J) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
   (i) a minimum of 65% of the **parking spaces** must be below grade; and
   (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(70) **Exception RAC 70**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Brimley Rd. is 12.0 metres;
(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
(C) The minimum separation between the above ground **main walls** of two **residential buildings** is the distance equal to half the combined total height of the two **buildings**;
(D) The maximum **lot coverage** is 20%;
(E) **Amenity space** must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of 50. If the total amount of amenity **space** required for all **dwelling units** exceeds 93 square metres, then the required amenity **space** must be provided in two or more rooms, with each room having an **interior floor area** of no less than 46 square metres and no more than 93 square metres;
(F) The minimum area for **landscaping** is equal to 45% of the **gross floor area** of all **buildings**, minus the **gross floor area** of the free-standing recreation **building** and enclosed public malls used for walkway purposes;
(G) Below grade **structures** are permitted in all required yards if they are no closer to a **lot line** that abuts a **street** than the greater of:
(i) 3.0 metres; or
(ii) a distance equal to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit; and
(i) A minimum of 65% of the required parking spaces must be in a building or in a below grade structure.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(71) Exception RAC 71
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
   (ii) 18.0 metres in all other cases;

(B) The minimum building setback from a side lot line or rear lot line that does not abut a street is the greater of:
   (i) 15.0 metres; or
   (ii) a distance equal to half the height of the building;

(C) The minimum separation distance between the above ground, main walls of two residential buildings on the same lot, is a distance equal to half the total height of the two buildings;

(D) The maximum lot coverage is 18%;

(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit for resident parking; and
   (ii) 0.125 for each dwelling unit for visitor parking; and

(G) A minimum of 75% of the required parking spaces must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(72) Exception RAC 72
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum height is the lawful height of the lawfully existing building on the lot;

(B) The minimum building setback from a lot line that abuts a street is the lawful building setback of the lawfully existing building on the lot;

(C) The minimum building setback from a side lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that side lot line;

(D) The minimum building setback from a rear lot line that does not abut a street is a distance equal to the lawful building setback of the lawfully existing building from that rear lot line;

(E) The maximum lot coverage is 40%;

(F) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(G) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit for resident use; and
   (ii) 0.125 each dwelling unit for visitor parking at grade;

(H) A minimum of 67% of all parking spaces must be underground; and

(I) In addition to the uses permitted in the RA zone, the following uses are permitted:
(i) nursing home;
(ii) nurse, doctor and medical student residences.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(73) Exception RAC 73
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 18.0 metres;
(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;
(C) The minimum building setback from a rear lot line is the greater of:

(i) a distance equal to half the height of the building; or
(ii) 18.0 metres;
(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(E) The maximum number of dwelling units is 300, of which no more than 264 are bachelor dwelling units and no more than 36 are one-bedroom dwelling units, and no dwelling unit may have more than one bedroom;
(F) The minimum interior floor area of a dwelling unit is:

(i) 33 square metres for a bachelor dwelling unit; and
(ii) 47 square metres for a one-bedroom dwelling unit;
(G) The maximum lot coverage is 22%;
(H) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line;
(I) A minimum of 50% of the lot area must be landscaping;
(J) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the lot, and any part of the lot occupied by recreational ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and used as a recreational area; excluding any driveway or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
(K) A recreation hall must be at least 3.0 metres from the westerly lot line;
(L) Parking spaces must be provided at a minimum rate of 0.15 for each dwelling unit; and
(M) A dwelling unit for senior citizens occupancy is the only residential use permitted and the dwelling unit must be in an apartment building.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(74) Exception RAC 74
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is 30.0 metres;
(B) The maximum lot coverage is 21%;
(C) Amenity space must be provided in each building at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(D) The minimum building setback from a rear lot line is 15.0 metres;
(E) The minimum building setback from a lot line for a below grade parking structure is a distance equal to the greater of:

(i) half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line; or
(ii) 3.0 metres;
(F) A maximum of 105 dwelling units are permitted;

(G) The maximum building height is the lesser of 13 storeys and 54 metres;

(H) A minimum of 147 underground parking spaces must be provided; and

(I) The minimum area for landscaping is equal to 45% of the gross floor area of all buildings, minus the interior floor area used for retail commercial purposes open to the public and minus the interior floor area used for recreational purposes; and

(J) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the lot, and any part of the lot occupied by recreational ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and used as a recreational area; excluding any driveway or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking.

Preceding By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(75) Exception RAC 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Finch Ave. is 18.0 metres;

(B) The minimum building setback from a lot line that abuts Birchmount Ave. is 12.0 metres;

(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(E) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

(F) Of the required parking spaces:

   (i) a minimum of 66% must be below grade; and

   (ii) a minimum of 11% must be for visitor parking;

(G) The maximum lot coverage is 15%;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room. If the requirement exceeds 93 square metres, two or more rooms must be provided in the building with each room having a minimum area of 46 square metres;

(I) An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;

(J) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the lot, and any part of the lot occupied by recreational ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and used as a recreational area; excluding any driveway or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;

(K) All parts of a building below grade must be set back from a lot line that abuts a street the greater of 3.0 metres or a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(L) The maximum height for a building or structure is 54.0 metres; and

(M) Swimming pools are permitted in the rear yard and side yards, if:

   (i) the yard is not abutting a street;

   (ii) the water surface area does not exceed 15% of the lot area; and

   (iii) the swimming pool is no closer to a lot line than 1.2 metres.

Preceding By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(76) Exception RAC 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) Only the following **building** types are permitted:
   (i) multiple family dwellings; or
   (ii) a combination of multiple family dwellings and **apartment buildings**;

(B) For the purpose of this Site Specific Provision, multiple family dwelling means two or more **dwelling units** arranged in a **building** so that no more than 4 **dwelling units** have a common access from one external entrance to the **building** at grade level;

(C) The minimum **building setback** from a **lot line** that abuts Silver Springs Boulevard is 12.0 metres;

(D) The maximum **lot coverage** is 30%;

(E) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;

(F) **Buildings** or **structures** for the storage of waste or **recyclable material** must be:
   (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
   (ii) enclosed by four walls and a roof;

(G) A minimum of 50% of the **lot area** must be **landscaping**;

(H) If there is a combination of multiple family **dwelling units** and **apartment buildings**, the following applies:
   (i) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
   (ii) the minimum separation between the **main walls** of **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
   (iii) **parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
   (iv) of the required **parking spaces**:
      (a) a minimum of 66% must be below grade; and
      (b) a minimum of 11% must be surface parking for visitors;
   (v) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room, and where the requirement exceeds 93 square metres, two or more rooms must be provided in the **building** with each room having a minimum floor area of 46 square metres; and
   (vi) the maximum height for a **building** or **structure** is the lesser of 9 **storeys** and 30 metres;

(I) If there are only multiple family **dwelling units**, the following applies:
   (i) the minimum **building setback** from a **side lot line** or **rear lot line** is:
      (a) 7.5 metres for end walls; and
      (b) 10.5 metres in all other cases;
   (ii) the maximum height for a **building** or **structure** is 8.0 metres;
   (iii) **parking spaces** must be provided at a minimum rate of 1.2 **parking spaces** per **dwelling unit**; and
   (iv) of the required **parking spaces**:
      (a) a minimum of 75% must be below grade; and
      (b) a minimum of 20% must be surface parking for visitors; and

(J) The maximum number of **dwelling units** is the lesser of 430, or 40 for each hectare of **lot area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(77) **Exception RAC 77**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
The minimum building setback from a side lot line or rear lot line is a distance of half the height of the building;

The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

Of the required parking spaces:

(i) a minimum of 66% must be below grade; and
(ii) a minimum of 11% must be surface parking spaces for visitors;

Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

The maximum lot coverage is 15%;

A minimum landscaping strip of 1.5 metres must be provided along the lot line abutting Finch Ave.;

All parts of a building below grade must be set back from a lot line that abuts a street a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;

An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;

For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the lot, and any part of the lot occupied by recreational ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and used as a recreational area; excluding any driveway or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;

The maximum height for a building or structure is 54.0 metres; and

Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;
(ii) the water surface area does not exceed 15% of the lot area; and
(iii) the swimming pool is no closer to a lot line than 1.2 metres.

Prevaling By-laws and Prevailing Sections: (None Apply)

(78) Exception RAC 78
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Lawrence Ave. is 36.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;

(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;

(D) The maximum height of the building is the lesser of 6 storeys and 20 metres;

(E) The maximum lot coverage is the lawful percentage of the lot covered by lawfully existing buildings on the lot;

(F) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and

(G) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit.

Prevaling By-laws and Prevailing Sections:

(A) Schedule "C" Exception 16, of former City of Scarborough By-law No. 10327. [ By-law: 0572-2014 ]
(A) The maximum floor space index is 1.5. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area, and total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the building or structure at the level of each floor including any part of the building or structure above grade used for the storage or parking of vehicles, locker storage and laundry facilities, excluding any part of the building or structure used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;

(B) The minimum building setback from a lot line that abuts Finch Ave. and Warden Ave. is 18.0 metres;

(C) The minimum building setback from a lot line that abuts a street is 9.0 metres;

(D) The minimum building setback from a side lot line or rear lot line that does not abut a street is a distance of half the height of the building;

(E) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(F) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

(G) Of the required parking spaces:
   (i) a minimum of 66% must be below grade; and
   (ii) a minimum of 11% must be surface parking spaces for visitors;

(H) The maximum lot coverage is 40%;

(I) All parts of a building below grade must be set back from a lot line that abuts a street the greater of 3.0 metres or a distance equal to the full depth of the structure measured from the floor of the structure to the grade at the street line;

(J) An area equal to no less than 45% of the gross floor area of all buildings on the lot, minus the gross floor area of enclosed malls used for walkway purposes, must be landscaping;

(K) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the lot, and any part of the lot occupied by recreational ancillary buildings, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and used as a recreational area; excluding any driveway or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;

(L) The maximum height for a building or structure is 54.0 metres;

(M) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area; and
   (iii) the swimming pool is no closer to a lot line than 1.2 metres; and

(N) A day nursery with a maximum gross floor area is 372 square metres is permitted; and

(O) A free-standing recreation building for the purpose of servicing the entire development must be provided, and the conditions in regulation 15.20.100(1) do not apply to the recreation use.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(80) Exception RAC 80
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum lot coverage is 28%;

(B) Amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(C) A minimum of 33% of the lot area must be soft landscaping;

(D) The minimum building setback from a lot line for a below grade parking structures is the greater of:
   (i) 3.0 metres; and
   (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line; and

(E) Parking spaces must be provided at the following minimum rates:
   (i) 1.1 for each dwelling unit and used for resident parking located in a building or structure; and
(ii) 0.2 for each dwelling unit and used for surface visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 7, of former City of Scarborough By-law No. 14402, excluding subsection (a)(i). [ By-law: 0572-2014 ]

(81) Exception RAC 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

(i) 36.0 metres, measured from the original centerline of the street, if the lot line abuts Pharmacy Ave.; and

(ii) from any other street:

(a) 12.0 metres to any wall of the building 20 metres or more in length; and

(b) 7.5 metres to any wall of the building less than 20 metres in length;

(B) The maximum lot coverage is 15%;

(C) No part of a building may be less than 18.0 metres from a lot line that abuts a lot in a different zone, except that one corner of the building may be a minimum of 15.0 metres from the lot line;

(D) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit, of which 1.0 parking space for each dwelling unit must be for resident parking and the remaining parking spaces must be for visitors;

(E) A minimum of 50% of the lot area must be landscaping;

(F) The minimum building setback for a below grade parking structure from a lot line is a distance equal to the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line;

(G) Amenity space must be provided at the minimum rate of 0.9 square metres for each dwelling unit and must be located in the residential building;

(H) An ancillary building or recreational building may be no closer to a lot line that abuts a lot in a different zone than half the height of the building; and

(I) The minimum distance between the main walls of residential buildings is equal to half the sum of the height of the two buildings, except where the overlap is less than 100% the minimum distance may be reduced proportionately by the amount of building that is not overlapped, provided the distance is no less than:

   (i) 24 metres, if there are no openings to dwelling units in one or both of the main walls;

   (ii) 30 metres, if both main walls facing each other are less than 19.5 metres in length; and

   (iii) 45 metres in all other cases; and

(J) For the purpose of this Site Specific Provision, overlap means the greater of two distances, measured along the main walls of the building, between two lines extended perpendicularly from each building to the corners of an opposite building.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 0572-2014 ]

(82) Exception RAC 82

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 25 Thunder Grove, if the requirements in Section 4 and Schedule A of By-law 496-2018 are complied with then an apartment building may be constructed in compliance with (B) to (S) below;

(B) Despite Regulation 15.5.40.10(1), the height of the building is the distance between a Canadian Geodetic Datum of 180.48 metres and the elevation of the highest point of the building;

(C) Despite Clause 15.20.40.10, any building or structure erected on the lands must not exceed the height in metres and storeys specified by the numbers following the symbols HT and ST, as shown on Diagram 3 of By-law 496-2018;
(D) In addition to the exceptions permitted in Clause 15.5.40.10(2), parapets associated with an architectural feature on the south side of Building A on Diagram 2 of By-law 496-2018 may exceed the permitted maximum height shown on Diagram 3 of By-law 496-2018 by 1.7 metres;

(E) In addition to 15.5.40.10(3) and (4), a mechanical penthouse with a maximum floor area of 200 square metres may exceed the maximum permitted height shown on Diagram 3 of By-law 496-2018 by 6.0 metres;

(F) Despite Clause 15.20.40.70, required minimum building setbacks are as shown on Diagram 3 of By-law 496-2018;

(G) Despite Clause 15.20.40.80, the required minimum separation distance between the main walls of Building A and Building B as shown on Diagram 2 of By-law 496-2018 at and above a height of 6 storeys is 19.5 metres;

(H) In addition to encroachments permitted in Clause 15.5.40.60, the following are permitted to extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 496-2018:

(i) balconies on the north, east and west main walls of Building A on Diagram 2 of By-law 496-2018 at and above a height of 8 storeys may encroach beyond the heavy lines shown on that Diagram 3 a maximum of 0.75 metres;

(ii) balconies on the south main walls of Building A on Diagram 2 of By-law 496-2018 at and above a height of 8 storeys may encroach beyond the heavy lines shown on that Diagram 3 a maximum of 1.5 metres;

(iii) pilasters or columns flanking or supporting balconies on the south main wall of Building A on Diagram 2 of By-law 496-2018 may encroach beyond the heavy lines shown on that Diagram 3 a maximum of 0.6 metres at and below a height of 6 storeys, and a maximum of 2.1 metres at and above a height of 7 storeys;

(iv) a trellis on the north main wall of Building A on Diagram 2 of By-law 496-2018 may encroach beyond the heavy lines shown on that Diagram 3 a maximum of 11.1 metres; and

(v) a trellis on the westerly portion of the south main wall of Building A on Diagram 2 of By-law 496-2018 may encroach beyond the heavy lines shown on that Diagram 3 a maximum of 4.9 metres;

(I) Building A as shown on Diagram 2 of By-law 496-2018 may not penetrate a 45 degree angular plane, measured at a line parallel to and at a height above the lot line abutting Finch Avenue East, equal to 80 percent of the width of the street right-of-way, except for parapets in (D) and balconies and pilasters or supporting balconies in (H)(ii) and (iii) above to a maximum height of 1.8 metres;

(J) The number of dwelling units in the buildings on Diagram 2 of By-law 496-2018 must not exceed:

(i) 188 dwelling units in Building A, of which a minimum of 15 dwelling units must be 3-bedroom dwelling units or larger; and

(ii) 247 dwelling units in Building B, of which a minimum of 17 dwelling units must be 3-bedroom dwelling units or larger;

(K) The total gross floor area of all buildings and structures must not exceed 41,725 square metres;

(L) The gross floor area of a day nursery must not exceed 325 square metres;

(M) Despite Regulation 15.20.40.50(1), amenity space must be provided as follows:

(i) minimum of 2.0 square metres of indoor amenity space for each dwelling unit in Building A on Diagram 2 of By-law 496-2018;

(ii) for Building B on Diagram 2, a minimum of 46 square metres of indoor amenity space for the first 50 dwelling units, plus 0.9 square metres of indoor amenity space for each dwelling unit in excess of the first 50 dwelling units; and

(iii) a minimum of 2.2 square metres of outdoor amenity space for each dwelling unit;

(N) Despite Regulation 15.5.50.10(1), a minimum area of 55 percent of the lot must be used for landscaping;

(O) Despite Clause 15.20.30.40, the maximum lot coverage is 23 percent;

(P) Despite the parking requirements in Table 200.5.10.1, parking spaces must be provided as follows:

(i) a minimum of 275 parking spaces for residents;

(ii) a minimum of 70 parking spaces for visitors; and

(iii) a maximum of 34 surface parking spaces located only in the north yard as shown on Diagram 3 of By-law 496-2018;

(Q) Despite (F) above, the required minimum building setback for parking structures that are fully below ground is 3.0 metres from each lot line that abuts a street and 0 metres from any other lot line;
(R) Despite Regulation 230.5.10.1(2) and (5), a minimum of 0.75 bicycle parking spaces per dwelling unit in Building A as shown on Diagram 2 of By-law 496-2018, allocated as 0.68 "long-term" bicycle parking space per dwelling unit and 0.07 "short-term" bicycle parking space per dwelling unit; and

(S) Nothing in this By-law will prevent the use of a building or structure which existed on the lands on or prior to May 1, 2016 (including an apartment building and a day nursery).

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 496-2018 ]

(83) Exception RAC 83
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts McCowan Rd. is 25.0 metres measured from the centerline of the original road allowance;

(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;

(C) A maximum of 50% of the gross floor area of the first floor may be used for dwelling units;

(D) Amenity space must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per dwelling unit in excess of 50; and

(E) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(84) Exception RAC 84
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The maximum size of the following uses is:
   (i) 837 square metres for a day nursery; and
   (ii) 930 square metres for a recreational centre;

(B) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
   (ii) 12.0 metres in all other cases;

(C) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(D) The minimum building setback from a rear lot line is 13.5 metres;

(E) The maximum lot coverage is 18%;

(F) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50, but in no case is the total amenity space to be less than 198 square metres;

(G) The part of a building used for below grade parking must be set back from a lot line that abuts a street a distance equal to half the vertical distance from the surface of the lowest floor to surface grade at the lot line abutting the street; and

(H) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit for resident use; and
   (ii) 0.125 for each dwelling unit and used for visitor parking spaces; and

(I) 75% of all parking spaces must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 0572-2014 ]

(85) Exception RAC 85
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The maximum floor space index is 1.25. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area, and total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the building or structure at the level of each floor including any part of the building or structure above grade used for the storage or parking of vehicles, locker storage and laundry facilities, excluding any part of the building or structure used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;

(B) The minimum building setback from a lot line that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the street;

(C) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(E) The minimum building setback from a lot line that abuts a lot in the RD zone is 15.0 metres;

(F) Parking spaces must be provided at a minimum rate of 0.9 parking space per dwelling unit;

(G) Of the required parking spaces:
   (i) a minimum of 66% must be below grade; and
   (ii) a minimum of 11% must be for visitors;

(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

(I) The maximum lot coverage is 15%;

(J) A minimum of 70% of the lot area must be landscaping;

(K) All parts of a building below grade must be set back a from a lot line that abuts a street a distance equal to half the full depth of the structure;

(L) The maximum height for a building or structure is 54.0 metres;

(M) Swimming pools are permitted in the rear yard and side yards, if:
   (i) the yard is not abutting a street;
   (ii) the water surface area does not exceed 15% of the lot area;
   (iii) the swimming pool is no closer to a lot line than 1.2 metres, subject to (iv); and
   (iv) the swimming pool is no closer than 12.0 metres from a lot line that abuts a lot in the RD zone; and

(N) A property management office on the ground floor to conduct rent collection, maintenance and social services is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

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(H) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

(I) The maximum lot coverage is 15%;

(J) A minimum of 70% of the lot area must be landscaping;

(K) All parts of a building below grade must be set back a from a lot line that abuts a street a distance equal to half the full depth of the structure;

(L) The maximum height for a building or structure is 54.0 metres; and

(M) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;

(ii) the water surface area does not exceed 15% of the lot area;

(iii) the swimming pool is no closer to a lot line than 1.2 metres, subject to (iv); and

(iv) the swimming pool is no closer than 12.0 metres from a lot line that abuts a lot in the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RAC 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum floor space index is 1.5. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area;

(i) total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the building or structure at the level of each floor including any part of the building or structure above grade used for the storage or parking of vehicles, locker storage and laundry facilities;

(ii) excluding any part of the building or structure used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;

(B) The minimum building setback from a lot line that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the street;

(C) The minimum building setback from a side lot line or rear lot line is a distance of half the height of the building;

(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;

(E) Indoor amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit, and plus an additional 0.9 square metres for each unit over 50;

(F) The maximum lot coverage is 15%;

(G) A minimum of 70% of the lot area must be landscaping;

(H) All parts of a building below grade must be set back a from a lot line that abuts a street a distance equal to half the full depth of the structure;

(i) The maximum height for a building or structure is 54.0 metres; and

(J) Swimming pools are permitted in the rear yard and side yards, if:

(i) the yard is not abutting a street;

(ii) the water surface area does not exceed 15% of the lot area; and

(iii) the swimming pool is no closer to a lot line than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception RAC 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum **building setback** from a *lot line* that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the *street*;

(B) The minimum **building setback** from a *side lot line* is a distance equal to half the height of the *building*;

(C) A maximum of 50% of the *interior floor area* of the *first floor* may be used for *dwelling units*;

(D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first *dwelling unit*, plus an additional 0.9 square metres for each unit over 50; and

(E) The maximum **lot coverage** is 33%.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

[By-law: 0572-2014]

(89) **Exception RAC 89**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 10 Humberline Drive, former City of Etobicoke By-law No. 1978-308. [By-law: 0572-2014]

(90) **Exception RAC 90**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 8 Humberline Drive, former City of Etobicoke By-law No. 1989-225. [By-law: 0572-2014]

(91) **Exception RAC 91**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2777 Kipling Ave., former City of Etobicoke By-law No. 1808 and City of Toronto By-law No. 527-2002. [By-law: 0572-2014]

(92) **Exception RAC 92**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1807. [By-law: 0572-2014]

(93) **Exception RAC 93**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 1806 and 1988-106. [By-law: 0572-2014]

(94) **Exception RAC 94**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 14642. [By-law: 0572-2014]

(95) **Exception RAC 95**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke By-law Nos. 2110 and 1986-79. [By-law: 0572-2014]

(96) Exception RAC 96
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke By-law Nos. 1766 and 1805. [By-law: 0572-2014]

(97) Exception RAC 97
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke By-law Nos. 1766, 1805 and 3131, excluding subsection 1(b) of former City of Etobicoke By-law No. 3131. [By-law: 0572-2014]

(98) Exception RAC 98
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke By-law No. 1988-106. [By-law: 0572-2014]

(99) Exception RAC 99
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke By-law No. 621. [By-law: 0572-2014]

(100) Exception RAC 100
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(101) Exception RAC 101
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke By-law Nos. 1982-117 and 1982-118. [By-law: 0572-2014]

(102) Exception RAC 102
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke By-law No. 625, excluding subsections 1(A)(k) and 1(B)(l) of that by-law, and former City of Etobicoke By-law No. 2034, excluding subsections 1(a) and 2(a) of that by-law. [By-law: 0572-2014]

(103) Exception RAC 103
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke By-law No. 1371. [By-law: 0572-2014]

(104) Exception RAC 104
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke By-laws Nos. 1719, 1297 and 1983-136. [By-law: 0572-2014]

(105) Exception RAC 105
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke By-law No. 834. [By-law: 0572-2014]

(106) Exception RAC 106
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 75 Tandridge Cres., former City of Etobicoke By-law Nos. 2313 and 15027. [By-law: 0572-2014]

(107) Exception RAC 107
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke By-law No. 1079, excluding subsection 1(e) of that by-law. [By-law: 0572-2014]

(108) Exception RAC 108
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke By-law No. 936, excluding subsection 1(h) of that by-law. [By-law: 0572-2014]

(109) Exception RAC 109
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.20-A(19) of the former City of North York Zoning By-law No. 7625. [By-law: 0572-2014]

(110) Exception RAC 110
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 311 Dixon Rd., former City of Etobicoke By-law No. 14450. [By-law: 0572-2014]

(111) **Exception RAC 111**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1223. [By-law: 0572-2014]

(112) **Exception RAC 112**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 105 La Rose Ave., former City of Etobicoke By-law No. 1982-122. [By-law: 0572-2014]

(113) **Exception RAC 113**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 95 La Rose Ave., former City of Etobicoke By-law No. 1982-122. [By-law: 0572-2014]

(114) **Exception RAC 114**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 151 La Rose Ave., former City of Etobicoke By-laws Nos. 3708 and 132. [By-law: 0572-2014]

(115) **Exception RAC 115**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 165 La Rose Ave., former City of Etobicoke By-law No. 1978-198. [By-law: 0572-2014]

(116) **Exception RAC 116**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 32 Richview Rd., former City of Etobicoke By-law No. 1986-155. [By-law: 0572-2014]

(117) **Exception RAC 117**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 40 Richview Rd., former City of Etobicoke By-law No. 1978-105, excluding subsection 1(b) of that by-law. [By-law: 0572-2014]

(118) **Exception RAC 118**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 702. [By-law: 0572-2014]

(119) Exception RAC 119
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1332. [By-law: 0572-2014]

(120) Exception RAC 120
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1333, excluding subsection 1(c) of that by-law. 
[By-law: 0997-2014] [By-law: 0572-2014]

(121) Exception RAC 121
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law Nos. 25477 and 22135. [By-law: 0572-2014]

(122) Exception RAC 122
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625. [By-law: 0572-2014]

(123) Exception RAC 123
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(54) of the City of North York Zoning By-law No. 7625. [By-law: 0572-2014]

(124) Exception RAC 124
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(18) of the City of North York Zoning By-law No. 7625. 
[By-law: 0997-2014] [By-law: 0572-2014]

(125) Exception RAC 125
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 22634. [By-law: 0572-2014]

(126) Exception RAC 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 25435, excluding subsection 1(e) of that by-law. [By-law: 0572-2014]

(127) Exception RAC 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law No. 335-2010. [By-law: 0572-2014]

(128) Exception RAC 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 22575. [By-law: 0572-2014]

(129) Exception RAC 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite Clause 15.20.40.70, the required minimum building setbacks are:

(i) 3.0 metres from the southerly lot line; and

(ii) 7.5 metres from all other lot lines.

Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 0997-2014]
[By-law: 0572-2014]

(130) Exception RAC 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1130 and 1154 Wilson Ave., Section 64.20-A(12) of the City of North York Zoning By-law No. 7625; and

(B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625. [By-law: 0572-2014]

(131) Exception RAC 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 22688. [By-law: 0572-2014]

(132) Exception RAC 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 26603; and
(B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625. [By-law: 0572-2014]

(133) **Exception RAC 133**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law Nos. 26587 and 27699; and [By-law: 0997-2014]
(B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625. [By-law: 0572-2014]

(134) **Exception RAC 134**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 28621, excluding subsections 2(a) and 3(a) of that by-law. [By-law: 0572-2014]

(135) **Exception RAC 135**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York By-law Nos. 23282 and 27913. [By-law: 0572-2014]

(136) **Exception RAC 136**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(15) and Section 64.20-A(17) of the City of North York Zoning By-law No. 7625; and
(B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625. [By-law: 0572-2014]

(137) **Exception RAC 137**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law No. 190-2002. [By-law: 0572-2014]

(138) **Exception RAC 138**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 18889. [By-law: 0572-2014]

(139) **Exception RAC 139**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York By-law No. 20634. [By-law: 0572-2014]

(140) Exception RAC 140
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(237) of the former City of York Zoning By-law No. 1-83. [By-law: 0572-2014]

(141) Exception RAC 141
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(182) of the former City of York Zoning By-law No. 1-83, excluding subsection 3(m) of that by-law. [By-law: 0572-2014]

(142) Exception RAC 142
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Sections 16(130) of the former City of York Zoning By-law No. 1-83. [By-law: 0572-2014]

(143) Exception RAC 143
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 797 Jane St., Section 16(135) of the former City of York Zoning By-law No. 1-83. [By-law: 0572-2014]

(144) Exception RAC 144
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of York By-law No. 200. [By-law: 0572-2014]

(145) Exception RAC 145
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(129) of the former City of York Zoning By-law No. 1-83. [By-law: 0997-2014][By-law: 0572-2014]

(146) Exception RAC 146
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(6) of the former City of York Zoning By-law No. 1-83. [By-law: 0572-2014]

(147) Exception RAC 147
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 23835. [By-law: 0572-2014]

(148) Exception RAC 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(131) of the former City of York Zoning By-law No. 1-83. [By-law: 0572-2014]

(149) Exception RAC 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(148) of the former City of York Zoning By-law No. 1-83. [By-law: 0572-2014]

(150) Exception RAC 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(179) of the former City of York Zoning By-law No. 1-83. [By-law: 0572-2014]

(151) Exception RAC 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(158) of the former City of York Zoning By-law No. 1-83. [By-law: 0572-2014]

(152) Exception RAC 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 855 Roselawn Ave., Section 16(164) of the former City of York Zoning By-law No. 1-83. [By-law: 0572-2014]

(153) Exception RAC 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 26431. [By-law: 0572-2014]

(154) Exception RAC 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On 85 and 95 Thorncliffe Park Dr., Section 6.10.1, of the former Town of Leaside Zoning By-law No. 1916, excluding subsection 6.10.1©. [By-law: 0572-2014]

(155) Exception RAC 155
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 7.7.5.12, of the former Borough of East York Zoning By-law No. 6752. [By-law: 0572-2014]

(156) Exception RAC 156
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 500 Dawes Rd., Section 12.1.17, of the former Borough of East York Zoning By-law No. 6752. [By-law: 0572-2014]

(157) Exception RAC 157
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 390 Dawes Rd., Section 12.1.19, of the former Borough of East York Zoning By-law No. 6752. [By-law: 0572-2014]

(158) Exception RAC 158
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 10 and 12 Gower St., Section 7.7.5.20, of the former Borough of East York Zoning By-law No. 6752. [By-law: 0572-2014]

(159) Exception RAC 159
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 65 and 75 Halsey Ave., Section 7.7.5.1, of the former Borough of East York Zoning By-law No. 6752. [By-law: 0572-2014]

(160) Exception RAC 160
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12.1.13, of the former Borough of East York Zoning By-law No. 6752. [By-law: 0572-2014]

(162) Exception RAC 162
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The following regulations and clauses do not apply to a transportation use: 15.20.30.10(1)(B), 15.20.30.20(1)(B), and 15.20.40.70;
(B) Despite Clause 80.5.40.40 floor space index is calculated only for the above ground portion of a building or structure with a transportation use; and

(C) Despite 80.10.40.40(1), the maximum permitted floor space index for a building with a transportation use is 1.0. [By-law: 1115-2018]

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York By-law No. 26570, excluding subsection (a) of that by-law, and former City of North York By-law No. 28107, excluding subsection (b) of that by-law. [By-law: 0572-2014]

(163) Exception RAC 163
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York By-law Nos. 25937 and 26244. [By-law: 0572-2014]

(164) Exception RAC 164
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) Despite regulation 15.20.40.70(3) and (4), the required minimum building setback from a northerly side lot line is 7.62 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(165) Exception RAC 165
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Pharmacy Ave. is 31.0 metres, measured from the original centerline of the street;
(B) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;
(C) Of the required parking spaces:
   (i) a minimum of 88% must be enclosed spaces; and
   (ii) a minimum of 11% must be for visitor parking, which must be between the lot line abutting the street and the building;

(D) The maximum lot coverage is 15%;
(E) A minimum of 50% of the lot area must be landscaping, which includes all areas covered by lawns and shrubs, elevated podium structures and outdoor swimming pools;
(F) All parts of a building below grade must be set back from a lot line that abuts a street a distance equal to half the depth of the building below grade, measured from the floor of the building to the grade at the lot line that abuts the street;

(G) The minimum building setback from a lot line that abuts:
   (i) the ON zone or I zone is 16.5 metres; and
   (ii) any other zone, is the lawful building setback of the lawfully existing building on the lot;

(H) Indoor amenity space must be provided at a minimum rate of 0.9 square metres for each dwelling unit;
(I) Indoor amenity space may be within the residential building or within separate buildings on the lot; and
(J) The minimum separation distance between residential buildings on the lot is half the total sum of the height of the buildings.

Prevailing By-laws and Prevailing Sections: (None Apply)

(166) Exception RAC 166
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the street;

(B) The minimum building setback from a side lot line is a distance equal to half the height of the building;

(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;

(D) The maximum lot coverage is 33%; and

(E) A greenhouse is permitted.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception (a), of former City of Scarborough By-law No. 9276. [By-law: 0572-2014]

(167) Exception RAC 167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Pharmacy Ave. is 31.0 metres, measured from the original centerline of the street;

(B) Parking spaces must be provided at a minimum rate of 1.1 parking spaces per dwelling unit;

(C) Of the required parking spaces:
  
  (i) a minimum of 88% must be enclosed spaces; and
  
  (ii) a minimum of 11% must be for visitor parking, which spaces must be between the lot line that abuts the street and the building;

(D) The maximum lot coverage is 15%;

(E) A minimum of 50% of the lot area must be landscaping, which includes all areas covered by lawns and shrubs, elevated podium structures and outdoor swimming pools;

(F) All parts of a building below grade must be set back from a lot line that abuts a street a distance equal to half the depth of the building below grade, measured from the floor of the building to the grade at the lot line that abuts the street;

(G) The maximum building height is 20 storeys;

(H) The minimum building setback from a lot line that abuts:

  (i) the ON zone or I zone is 16.5 metres; and

  (ii) any other zone, is the lawful building setback of the lawfully existing building on the lot;

(I) Indoor amenity space must be provided at a minimum rate of 0.9 square metres for each dwelling unit;

(J) Indoor amenity space may be within the residential building or within separate buildings on the lot;

(K) The minimum separation distance between residential buildings on the lot is half the total sum of the height of the buildings; and

(L) A day nursery is permitted if it has a maximum gross floor area of 140 square metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 3, of former City of Scarborough By-law No. 8978. [By-law: 0572-2014]

(168) Exception RAC 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is 36.0 metres, measured from the original centre line of the street;

(B) The minimum building setback from a side lot line and rear lot line is a distance equal to half the height of the building;

(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;
(D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50;

(E) **Parking spaces** must be provided at a minimum rate of 1.1 for each **dwelling unit**; and

(F) A minimum of 50% of the required **parking spaces** must be below ground.

Prevailing By-laws and Prevailing Sections: (None Apply) [By-law: 0572-2014]

(169) **Exception RAC 169**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 36.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. and Markham Rd.; and

(ii) 9.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;

(C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;

(D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50;

(E) **Parking spaces** must be provided at a minimum rate of 1.05 for each **dwelling unit**; and

(F) A minimum of 50% of the required **parking spaces** must be below ground.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 11 and 19, of former City of Scarborough By-law No. 10010. [By-law: 0572-2014]

(170) **Exception RAC 170**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum **lot coverage** is 18.0%;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 33.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Kingston Rd.; and

(ii) 26.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Midland Ave.;

(C) The minimum **building setback** from a **lot line** that does not abut a **street** is:

(i) a distance equal to the greater of half the height of the **building** or 15.0 metres, if the **lot line** abuts a **lot** in a RD, RS or RT zone; and

(ii) in all other cases, a distance equal to half the height of the **building**;

(D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(E) The maximum **building** height is the lesser of 17 **storeys** and 54 metres; and

(F) **Parking spaces** must be provided at a minimum rate of:

(i) 1.0 for each **dwelling unit** for residents, of which 84% must be below ground; and

(ii) 0.125 for each **dwelling unit** for visitor **parking spaces**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 12 and 20, of former City of Scarborough By-law No. 9364. [By-law: 0572-2014]

(171) **Exception RAC 171**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 36.0 metres, measured from the original centreline of the street, if the lot line abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
   (ii) 9.0 metres in all other cases;
(B) The minimum building setback from a side lot line or rear lot line is a distance equal to half the height of the building;
(C) The minimum separation between any two or more residential buildings on the same lot is a distance equal to the half of the combined total height of the two buildings;
(D) The maximum lot coverage is 18%;
(E) Amenity space must be provided at a minimum rate of 46.0 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50; and
(F) Parking spaces must be provided at a minimum rate of:
   (i) 1.0 for each dwelling unit for resident parking spaces;
   (ii) 0.125 for each dwelling unit for visitor parking spaces; and
   (iii) 70% of all parking spaces must be in a below grade structure.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 12, of former City of Scarborough By-law No. 10010. [ By-law: 0572-2014 ]

(172) Exception RAC 172
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) Amenity space must be provided at a minimum rate of 3.0 square metres per dwelling unit;
(C) Lot coverage does not apply; and
(D) Parking spaces must be provided at a minimum rate of 1.4 parking spaces for each dwelling unit, of which:
   (i) a minimum of 1.0 parking spaces per dwelling unit must be in a building and be for resident use; and
   (ii) a minimum of 0.2 parking spaces per dwelling unit must be for visitors.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 64, of former City of Scarborough By-law No. 10048. [ By-law: 0572-2014 ]

(173) Exception RAC 173
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) Amenity space must be provided at a minimum rate of 3.0 square metres per dwelling unit;
(C) Lot coverage does not apply;
(D) The minimum number of parking spaces required is 1.4 parking spaces per dwelling unit; and
(E) Of the required parking spaces:
   (i) a minimum of 1.0 parking spaces per dwelling unit must be in a building and be for resident use; and
   (ii) a minimum of 0.2 parking spaces per dwelling unit must be for visitors.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exceptions 64, of former City of Scarborough By-law No. 10048. [ By-law: 0572-2014 ]

(174) Exception RAC 174
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum **building setback** from a **front lot line** is 9.0 metres;  
(B) The permitted maximum projection of an unenclosed porch into the **rear yard** is 6.0 metres;  
(C) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**;  
(D) **Lot coverage** does not apply;  
(E) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and  
(F) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:  
   (i) a minimum of 65% of the spaces must be below grade; and  
   (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors.

**Prevailing By-laws and Prevailing Sections:**

(A) **Schedule “C” Exceptions 63 and 64**, of former City of Scarborough By-law No. 10048. [ **By-law: 0572-2014** ]

(175) **Exception RAC 175**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, **Prevailing By-laws** and **Prevailing Sections**.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;  
(B) **Amenity space** must be provided at a minimum rate of 1 square metre for each **dwelling unit**;  
(C) The maximum **building height** is 77.0 metres;  
(D) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**, of which:  
   (i) a minimum of 1.2 for each **dwelling unit** must be underground; and  
   (ii) a minimum of 0.2 for each **dwelling unit** must be for visitors; and  
(E) The permitted maximum number of **dwelling units** is the **lawful** number of **dwelling units** in the **lawfully existing building** on the **lot**.

**Prevailing By-laws and Prevailing Sections:**

(A) **Schedule “C” Exception 75**, of former City of Scarborough By-law No. 12360. [ **By-law: 0572-2014** ]

(176) **Exception RAC 176**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, **Prevailing By-laws** and **Prevailing Sections**.

**Site Specific Provisions:**

(A) The minimum **building setback** from a **front lot line** that abuts a **street** is 9.0 metres;  
(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;  
(C) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;  
(D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**;  
(E) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;  
(F) The maximum **lot coverage** is 15%;  
(G) A minimum of 70% of the **lot area** must be **landscaping**;  
(H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;  
   (i) A minimum of 67% of all **parking spaces** must be underground;  
   (J) A minimum of 33% of the **parking spaces** must be visitor parking; and  
(K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

**Prevailing By-laws and Prevailing Sections:**

(A) **Schedule “C” Exception 79**, of former City of Scarborough By-law No. 12360. [ **By-law: 0572-2014** ]

(177) **Exception RAC 177**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is 9.0 metres;
(B) For a side main wall and rear main wall the minimum building setback is:
   (i) 18.0 metres from a lot line that abuts Sheppard Ave.; and
   (ii) 12.0 metres from a lot line that abuts Birchmount Rd.;
(C) The minimum building setback from a lot line that does not abut a street is a distance equal to half the height of the building;
(D) The minimum separation between the main walls of two residential buildings on the same lot is a distance equal to half the total combined height of the two buildings;
(E) Amenity space must be provided in each building at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(F) The maximum lot coverage is 15%;
(G) A minimum of 70% of the lot area must be landscaping;
(H) Parking spaces must be provided at a minimum rate of 1.125 for each dwelling unit;
   (I) A minimum of 67% of all parking spaces must be underground;
   (J) A minimum of 33% of the parking spaces must be visitor parking;
(K) The minimum building setback from a lot line for a below grade parking structure is a distance equal to half the vertical distance from the lowest floor of the structure to the average elevation of grade at the front lot line; and
   (L) The maximum building height is 54.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 28 and 79, of former City of Scarborough By-law No. 12360. [By-law: 0572-2014]

Exception RAC 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 30883, excluding subsection 3(a)(iii) of that by-law. [By-law: 0572-2014]