

## Office Consolidation

# CITY OF TORONTO - Zoning By-law

## BY-LAW NO. 569-2013

Last updated: July 31, 2023

\*Including city-wide amendments up to April 1, 2024

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OLT/LPAT/OMB File: PL130592

This office consolidation includes all Ontario Land Tribunal/Local Planning Appeal Tribunal/Ontario Municipal Board (OLT/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The portions of this By-law that are highlighted bright yellow were originally enacted by City Council May 9, 2013 and are under appeal to the OLT/LPAT/OMB and are not in full force and effect.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 OLT/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.

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## \* Volume 3 of 3

ORIGINALLY ENACTED BY CITY COUNCIL May 9, 2013



**The following zoning by-law amendments have been enacted by City Council or the OLT/LPAT/OMB but are not yet incorporated into the office consolidation of By-law 569-2013:**

**113-2015 (OMB) – 170 North Queen Street**

**1043-2015 - 270-288 Church Street, 101-105 Bond Street and 111 Bond Street**

**1356-2015 - 151-177 Roehampton Avenue and 140-144 Redpath Avenue**

**1358-2015 - 33 King Street, 22 John Street and 2 Elsmere Avenue**

**225-2016 - 12-18 Marquette Avenue and 7 Carhartt Street**

**292-2016 - 1030 and 1040 Islington Avenue**

**758-2016 - 11 and 33 Centre Avenue and 80 Chestnut Street**

**831-2017 – 15, 17, 19 and 21 Greenbriar Road**

**1268-2017 – Amendment to By-law 831-2017 noted above**

**1296-2018 – 721 Eastern Ave**

**269-2019 – 125, 129 and 131 O'Connor Drive and 1119 and 1121 Pape Avenue**

**1011-2020(LPAT) – 250 Lawrence Avenue West and 219 Glengarry Avenue**

**906-2022 – 72 Perth Avenue**

**1009-2022 - 25 Sewells Road and 182 to 250 Brenyon Way**

**1279-2022(OLT) - 214 Soudan Avenue (including 214-226 Soudan Avenue and 19-21 Brownlow Avenue)**

**Any zoning by-law amendment enacted after July 31, 2023 or not appearing on the By-law Status Registry as of July 31, 2023**

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**The following city-wide zoning by-law amendments have been enacted by City Council between August 1, 2023 and April 1, 2024 and have been incorporated into the office consolidation of By-law 569-2013:**

**156-2023 – To Permit Multi-Tenant Houses**



**256-2024 – To Amend By-law 156-2023 to Permit Multi-Tenant Houses**

**1153-2023 – Outdoor Patios Located on Private Property**

**1268-2023 – Correction of Typographical Errors and Omissions and to Correct Mapping Errors and Omissions**

**1313-2023 – To Simplify and Update Regulations in Low-rise Residential Zones**



# Contents

## Volume 1

<b>Chapter 1 Administration .....</b>	<b>1</b>
1.5 General.....	1
1.5.1 Title .....	1
1.5.2 Purpose and Intent of this By-law.....	1
1.5.3 Licenses, Permits and Other By-laws .....	1
1.5.4 Defined Terms.....	1
1.5.5 Zoning By-law Map .....	1
1.5.6 Former General Zoning By-laws .....	1
1.5.7 Lands Subject to this By-law .....	1
1.5.8 Items that are part of this By-law.....	2
1.5.9 Items that are not part of this By-law.....	2
1.5.10 Severability of this By-law .....	2
1.20 Interpretation.....	3
1.20.1 By-law Structure .....	3
1.20.2 How to Read this By-law -Text.....	3
1.20.3 How to Read this By-law - Zoning By-law Map .....	4
1.20.4 How to Read this By-law - Overlay Maps.....	5
1.40 Zones and Zone Categories .....	6
1.40.10 Residential Zone Category.....	6
1.40.15 Residential Apartment Zone Category .....	6
1.40.30 Commercial Zone Category .....	7
1.40.40 Commercial Residential Zone Category.....	7
1.40.50 Commercial Residential Employment Zone Category.....	7
1.40.60 Employment Industrial Zone Category .....	8
1.40.80 Institutional Zone Category .....	8
1.40.90 Open Space Zone Category.....	9
1.40.100 Utility and Transportation Zone Category.....	10
<b>Chapter 2 Compliance with this By-law.....</b>	<b>11</b>
2.1 Matters to Comply.....	11
2.1.1 General .....	11



2.1.2 Variances .....	11
2.1.3 Transition Clauses .....	12
<b>Chapter 5 Regulations Applying to all Zones .....</b>	<b>14</b>
5.10 General Regulations .....	14
5.10.1 General .....	14
5.10.20 Permitted Uses.....	14
5.10.30 Lot Requirements.....	15
5.10.40 Principal Building Requirements .....	15
5.10.50 Yards.....	17
5.10.60 Ancillary Buildings and Structures.....	17
5.10.75 Energy Regulations.....	18
5.10.175 Fence .....	18
<b>Chapter 10 Residential .....</b>	<b>20</b>
10.5 Regulations Applying to the Residential Zone Category.....	20
10.5.1 General .....	20
10.5.20 Permitted Uses.....	20
10.5.30 Lot Requirements.....	22
10.5.40 Principal Building Requirements .....	23
10.5.50 Yards.....	30
10.5.60 Ancillary Buildings and Structures.....	31
10.5.75 Energy Regulations.....	36
10.5.80 Parking.....	36
10.5.100 Access to Lot.....	39
10.5.150 Waste .....	40
10.10 Residential Zone ( R ).....	41
10.10.1 General .....	41
10.10.20 Permitted Uses.....	41
10.10.30 Lot Requirements.....	44
10.10.40 Principal Building Requirements .....	45
10.10.60 Ancillary Buildings and Structures.....	50
10.10.80 Parking .....	51
10.20 Residential Detached Zone (RD).....	52
10.20.1 General .....	52
10.20.20 Permitted Uses.....	52



10.20.30 Lot Requirements .....	54
10.20.40 Principal Building Requirements .....	55
10.40 Residential Semi-Detached Zone (RS).....	60
10.40.1 General .....	60
10.40.20 Permitted Uses.....	60
10.40.30 Lot Requirements .....	62
10.40.40 Principal Building Requirements .....	63
10.60 Residential Townhouse Zone ( RT) .....	67
10.60.1 General .....	67
10.60.20 Permitted Uses.....	67
10.60.30 Lot Requirements .....	69
10.60.40 Principal Building Requirements .....	70
10.80 Residential Multiple Zone (RM).....	73
10.80.1 General .....	73
10.80.20 Permitted Uses.....	73
10.80.30 Lot Requirements .....	76
10.80.40 Principal Building Requirements .....	77
<b>Chapter 15 Residential Apartment.....</b>	<b>81</b>
15.5 Regulations Applying to the Residential Apartment Zone Category .....	81
15.5.1 General .....	81
15.5.20 Permitted Uses.....	81
15.5.30 Lot Requirements .....	81
15.5.40 Principal Building Requirements .....	83
15.5.50 Yards.....	87
15.5.60 Ancillary Buildings and Structures.....	87
15.5.75 Energy Regulations.....	90
15.5.80 Parking .....	90
15.5.100 Access to Lot.....	91
15.5.150 Waste .....	92
15.10 Residential Apartment Zone (RA) .....	93
15.10.1 General .....	93
15.10.20 Permitted Uses.....	93
15.10.30 Lot Requirements .....	95
15.10.40 Principal Building Requirements .....	96



15.20 Residential Apartment Commercial (RAC) .....	99
15.20.1 General .....	99
15.20.20 Permitted Uses.....	99
15.20.30 Lot Requirements .....	103
15.20.40 Principal Building Requirements .....	104
<b>Chapter 30 Commercial .....</b>	<b>107</b>
30.5 Regulations Applying to the Commercial Zone Category .....	107
30.5.1 General .....	107
30.5.20 Permitted Uses.....	107
30.5.40 Principal Building Requirements .....	107
30.5.75 Energy Regulations.....	109
30.5.80 Parking .....	110
30.20 Commercial Local Zone (CL) .....	111
30.20.1 General .....	111
30.20.20 Permitted Uses.....	111
30.20.30 Lot Requirements .....	113
30.20.40 Principal Building Requirements .....	114
30.20.50 Yards.....	119
30.20.80 Parking .....	119
30.20.90 Loading .....	119
30.20.100 Access to Lot.....	120
30.20.150 Waste .....	120
<b>Chapter 40 Commercial Residential .....</b>	<b>122</b>
40.5 Regulations Applying to the Commercial Residential Zone Category .....	122
40.5.1 General .....	122
40.5.40 Principal Building Requirements .....	123
40.5.75 Energy Regulations.....	126
40.5.80 Parking .....	127
40.10 Commercial Residential Zone (CR) .....	128
40.10.1 General .....	128
40.10.20 Permitted Uses.....	128
40.10.30 Lot Requirements .....	135
40.10.40 Principal Building Requirements .....	136
40.10.50 Yards.....	146



40.10.80 Parking .....	146
40.10.90 Loading .....	147
40.10.100 Access to Lot.....	148
40.10.150 Waste .....	149
<b>Chapter 50 Commercial Residential Employment .....</b>	<b>150</b>
50.5 Regulations Applying to the Commercial Residential Employment Zone Category .....	150
50.5.1 General .....	150
50.5.20 Permitted Uses.....	150
50.5.40 Principal Building Requirements .....	151
50.5.75 Energy Regulations .....	154
50.5.80 Parking .....	155
50.10 Commercial Residential Employment Zone (CRE) .....	156
50.10.1 General .....	156
50.10.20 Permitted Uses.....	156
50.10.40 Principal Building Requirements .....	163
50.10.50 Yards.....	169
50.10.80 Parking .....	169
50.10.90 Loading .....	170
50.10.100 Access to Lot.....	170
50.10.150 Waste .....	171
<b>Chapter 60 Employment Industrial .....</b>	<b>172</b>
60.5 Regulations Applying to the Employment - Industrial Zone Category .....	172
60.5.1 General .....	172
60.5.20 Permitted Uses.....	172
60.5.30 Lot Requirements .....	172
60.5.40 Principal Building Requirements .....	172
60.5.50 Yards.....	175
60.5.75 Energy Regulations .....	175
60.5.80 Parking .....	176
60.5.90 Loading .....	177
60.5.100 Access to Lot.....	177
60.10 Employment Light Industrial Zone (EL).....	179
60.10.1 General .....	179
60.10.20 Permitted Uses.....	179



60.10.30 Lot Requirements .....	182
60.10.40 Principal Building Requirements .....	183
60.10.50 Yards.....	184
60.10.60 Ancillary Buildings and Structures .....	184
60.10.80 Parking .....	185
60.10.90 Loading .....	185
60.20 Employment Industrial Zone (E) .....	187
60.20.1 General .....	187
60.20.20 Permitted Uses.....	187
60.20.30 Lot Requirements .....	192
60.20.40 Principal Building Requirements .....	192
60.20.50 Yards.....	193
60.20.60 Ancillary Buildings and Structures .....	194
60.20.80 Parking .....	194
60.20.90 Loading .....	194
60.30 Employment Heavy Industrial Zone (EH).....	196
60.30.1 General .....	196
60.30.20 Permitted Uses.....	196
60.30.30 Lot Requirements .....	198
60.30.40 Principal Building Requirements .....	198
60.30.60 Ancillary Buildings and Structures .....	200
60.30.90 Loading .....	200
60.40 Employment Industrial Office Zone (EO) .....	201
60.40.1 General .....	201
60.40.20 Permitted Uses.....	201
60.40.30 Lot Requirements .....	206
60.40.40 Principal Building Requirements .....	206
60.40.50 Yards.....	207
60.40.60 Ancillary Buildings and Structures .....	207
60.40.80 Parking .....	208
60.40.90 Loading .....	208
<b>Chapter 80 Institutional .....</b>	<b>210</b>
80.5 Regulations Applying to the Institutional Zone Category .....	210
80.5.1 General .....	210



80.5.20 Permitted Uses.....	210
80.5.30 Lot Requirements.....	210
80.5.40 Principal Building Requirements .....	211
80.5.50 Yards.....	213
80.5.60 Ancillary Buildings and Structures.....	213
80.5.75 Energy Regulations.....	214
80.5.80 Parking.....	215
80.5.100 Access to Lot.....	215
80.10 Institutional General Zone (I) .....	217
80.10.1 General .....	217
80.10.20 Permitted Uses.....	217
80.10.30 Lot Requirements.....	220
80.10.40 Principal Building Requirements .....	220
80.10.50 Yards.....	222
80.10.80 Parking.....	222
80.10.90 Loading .....	222
80.10.150 Waste .....	222
80.20 Institutional Hospital Zone (IH).....	224
80.20.1 General .....	224
80.20.20 Permitted Uses.....	224
80.20.30 Lot Requirements.....	227
80.20.40 Principal Building Requirements .....	227
80.20.60 Ancillary Buildings and Structures.....	228
80.20.80 Parking.....	229
80.20.90 Loading .....	229
80.20.150 Waste .....	229
80.30 Institutional Education Zone (IE).....	231
80.30.1 General .....	231
80.30.20 Permitted Uses.....	231
80.30.30 Lot Requirements.....	233
80.30.40 Principal Building Requirements .....	234
80.30.80 Parking.....	234
80.30.90 Loading .....	235
80.30.150 Waste .....	235



80.40 Institutional School Zone (IS).....	236
80.40.1 General .....	236
80.40.20 Permitted Uses.....	236
80.40.30 Lot Requirements .....	238
80.40.40 Principal Building Requirements .....	238
80.40.50 Yards.....	239
80.40.60 Ancillary Buildings and Structures.....	239
80.40.80 Parking .....	240
80.40.90 Loading .....	241
80.40.150 Waste .....	241
80.50 Institutional Place of Worship Zone (IPW) .....	242
80.50.1 General .....	242
80.50.20 Permitted Uses.....	242
80.50.30 Lot Requirements .....	244
80.50.40 Principal Building Requirements .....	244
80.50.50 Yards.....	245
80.50.60 Ancillary Buildings and Structures.....	246
80.50.80 Parking .....	246
80.50.150 Waste .....	246
<b>Chapter 90 Open Space .....</b>	<b>248</b>
90.5 Regulations Applying to the Open Space Zone Category.....	248
90.5.1 General .....	248
90.5.20 Permitted Uses.....	248
90.5.40 Principal Building Requirements .....	248
90.5.75 Energy Regulations.....	250
90.5.80 Parking.....	251
90.10 Open Space Zone (O) .....	252
90.10.1 General .....	252
90.10.20 Permitted Uses.....	252
90.10.40 Principal Building Requirements .....	252
90.20 Open Space - Natural Zone (ON) .....	254
90.20.1 General .....	254
90.20.20 Permitted Uses.....	254
90.20.40 Principal Building Requirements .....	255



90.30 Open Space - Recreation Zone (OR) .....	257
90.30.1 General .....	257
90.30.20 Permitted Uses.....	257
90.30.40 Principal Building Requirements .....	258
90.40 Open Space - Golf Course Zone (OG) .....	260
90.40.1 General .....	260
90.40.20 Permitted Uses.....	260
90.40.40 Principal Building Requirements .....	261
90.50 Open Space - Marina Zone (OM) .....	263
90.50.1 General .....	263
90.50.20 Permitted Uses.....	263
90.50.40 Principal Building Requirements .....	264
90.70 Open Space - Cemetery Zone (OC) .....	266
90.70.1 General .....	266
90.70.20 Permitted Uses.....	266
90.70.40 Principal Building Requirements .....	266
<b>Chapter 100 Utility and Transportation .....</b>	<b>268</b>
100.5 Regulations Applying to the Utility and Transportation Zone Category.....	268
100.5.1 General .....	268
100.5.75 Energy Regulations.....	268
100.5.80 Parking .....	269
100.10 Utility and Transportation Zone (UT).....	270
100.10.1 General .....	270
100.10.20 Permitted Uses.....	270
100.10.40 Principal Building Requirements .....	271
100.10.80 Parking.....	271
<b>Chapter 150 Specific Use Regulations .....</b>	<b>272</b>
150.5 Home Occupation .....	272
150.5.1 General .....	272
150.5.20 Use Requirements .....	272
150.5.40 Building Requirements .....	273
150.5.60 Ancillary Buildings and Structures.....	273
150.7 Garden Suites.....	274
150.7.1 General .....	274



150.7.20 Use Requirements .....	274
150.7.50 Yards.....	274
150.7.60 Ancillary Building Requirements When Containing a Garden Suite .....	275
150.7.75 Energy Regulations .....	280
150.7.80 Parking and Bicycle Parking.....	280
150.8 Laneway Suites .....	281
150.8.1 General .....	281
150.8.20 Use Requirements .....	281
150.8.30 Lot Requirements .....	281
150.8.50 Yards.....	281
150.8.60 Ancillary Building Requirements When Containing a Laneway Suite ....	282
150.8.80 Parking and Bicycle Parking.....	286
150.10 Secondary Suite .....	287
150.10.1 General .....	287
150.10.20 Use Requirements .....	287
150.10.40 Building Requirements .....	287
150.13 Short-term Rentals.....	288
150.13.1 General .....	288
150.13.20 Use Requirements .....	288
150.15 Group Home .....	289
150.15.1 General .....	289
150.15.20 Use Requirements .....	289
150.15.30 Lot Requirements .....	289
150.15.80 Parking .....	289
150.20 Crisis Care Shelter.....	290
150.20.1 General .....	290
150.20.20 Use Requirements .....	290
150.20.30 Lot Requirements .....	290
150.22 Municipal Shelter .....	291
150.22.1 General .....	291
150.22.30 Lot Requirements .....	291
150.25 Multi-tenant Houses.....	292
150.25.1 General .....	292
150.25.20 Use Requirements .....	292



150.30 Senior's Community House .....	294
150.30.1 General .....	294
150.30.20 Use Requirements .....	294
150.30.30 Lot Requirements .....	294
150.30.40 Building Requirements .....	294
150.45 Day Nursery .....	295
150.45.1 General .....	295
150.45.20 Use Requirements .....	295
150.45.40 Building Requirements .....	295
150.45.50 Yards.....	295
150.48 School.....	297
150.48.1 General .....	297
150.48.20 Use Requirements .....	297
150.48.50 Yards.....	297
150.48.60 Ancillary Buildings and Structures.....	298
150.48.150 Waste .....	298
150.50 Place of Worship.....	299
150.50.1 General .....	299
150.50.20 Use Requirements .....	299
150.50.40 Building Requirements .....	299
150.50.50 Yards.....	299
150.50.150 Waste .....	300
150.60 Marihuana Production Facility.....	301
150.60.20 Use Requirements .....	301
150.60.40 Building Requirements .....	301
150.60.60 Ancillary Building .....	302
150.60.90 Loading .....	302
150.80 Drive Through Facility .....	303
150.80.1 General .....	303
150.80.20 Use Requirements .....	303
150.80.40 Building Requirements .....	303
150.90 Vehicle Dealership.....	304
150.90.1 General .....	304
150.90.20 Use Requirements .....	304



150.92 Vehicle Fuel Station .....	305
150.92.1 General .....	305
150.92.20 Use Requirements .....	305
150.92.30 Lot Requirements .....	305
150.92.40 Building Requirements .....	306
150.92.50 Yards .....	306
150.92.60 Ancillary Buildings and Structures .....	306
150.92.100 Access to Lot .....	307
150.94 Vehicle Service Shop .....	309
150.94.1 General .....	309
150.94.20 Use Requirements .....	309
150.94.30 Lot Requirements .....	309
150.94.40 Building Requirements .....	309
150.94.50 Yards .....	310
150.96 Vehicle Washing Establishment .....	311
150.96.1 General .....	311
150.96.20 Use Requirements .....	311
150.96.30 Lot Requirements .....	311
150.96.40 Building Requirements .....	311
150.100 Eating Establishment .....	313
150.100.1 General .....	313
150.100.20 Use Requirements .....	313
150.100.30 Lot Requirements .....	313
150.110 Adult Entertainment Establishment .....	314
150.110.1 General .....	314
150.110.30 Lot Requirements .....	314
150.120 Funeral Home .....	315
150.120.1 General .....	315
150.120.30 Lot Requirements .....	315
150.120.50 Yards .....	315
150.120.80 Parking .....	315
150.130 Firing Range .....	316
150.130.1 General .....	316
150.130.20 Use Requirements .....	316



<b>Chapter 200 Parking Space Regulations .....</b>	<b>317</b>
200.5 Regulations Applying to Parking Spaces .....	317
200.5.1 General .....	317
200.5.10 Parking Rates.....	319
200.5.200 Parking Exemptions .....	323
200.10 Regulations Applying to Visitor Parking Spaces .....	325
200.10.1 General .....	325
200.15 Regulations Applying to Accessible Parking Spaces .....	326
200.15.1 General .....	326
200.15.10 Parking Rate .....	326
200.15.15 Transition: Accessible Parking Spaces .....	327
200.20 Regulations Applying to Parking Spaces for Heritage Buildings .....	330
200.20.10 General .....	330
200.25 Compliance with Parking Space Regulations .....	331
200.25.1 General .....	331
200.25.15 Transition: Parking Space Regulations .....	331
<b>Chapter 220 Loading Space Regulations .....</b>	<b>336</b>
220.5 Regulations Applying to Loading Spaces .....	336
220.5.1 General .....	336
220.5.10 Loading Space Rates.....	337
220.5.20 Access to Loading Space.....	339
220.5.200 Loading Exemptions.....	340
220.20 Regulations Applying to Loading Spaces in Heritage Buildings.....	341
220.20.1 General .....	341
<b>Chapter 230 Bicycle Parking Space Regulations .....</b>	<b>342</b>
230.5 General Regulations Applying to All Bicycle Parking Spaces .....	342
230.5.1 General .....	342
230.5.10 Bicycle Parking Rates All Zones .....	343
230.10 Bicycle Parking Regulations in the Residential Zone Category .....	348
230.10.1 General .....	348
230.20 Bicycle Parking Regulations in the Residential Apartment Zone Category ..	349
230.20.1 General .....	349
230.30 Bicycle Parking Regulations in the Commercial Zone Category .....	350
230.30.1 General .....	350



230.40 Bicycle Parking Regulations in the Commercial - Residential Zone Category .....	351
230.40.1 General .....	351
230.50 Bicycle Parking Regulations in the Commercial Residential Employment Zone Category .....	352
230.50.1 General .....	352
230.60 Bicycle Parking Regulations in the Employment Zone Category .....	353
230.60.1 General .....	353
230.80 Bicycle Parking Regulations in the Institutional Zone Category .....	354
230.80.1 General .....	354
230.90 Compliance with Bicycle Parking Regulations .....	355
230.90.1 General .....	355
230.90.15 Transition: Parking space Regulations .....	355
<b>Chapter 280 Special Districts - Downtown .....</b>	<b>358</b>
280.5 General Regulations Applying to the Downtown .....	358
<b>Chapter 300 Special Districts - Centres .....</b>	<b>359</b>
300.5 Regulations Applying to All Centres .....	359
300.10 North York Centre .....	360
300.20 Scarborough Centre .....	361
300.30 Etobicoke Centre .....	362
<b>Chapter 400 Special Districts - Avenues .....</b>	<b>363</b>
400.5 General Regulations Applying to Special Districts - Avenues .....	363
400.10 Specific Regulations for Special Districts - Avenues .....	364
<b>Chapter 500 Special Districts - Heritage .....</b>	<b>365</b>
500.5 General Regulations Applying to Heritage Zones .....	365
500.10 Zone Regulations .....	366
<b>Chapter 600 Regulations for Overlay Zones .....</b>	<b>367</b>
600.5 General Regulations Applying to Overlay District .....	367
600.5.1 General .....	367
600.10 Building Setback Overlay District Map .....	368
600.10.10 Building Setback Overlay District "A" .....	368
600.20 Priority Retail Streets Overlay Map .....	372
600.20.10 Priority Retail Streets Overlay District "A" .....	372
600.20.15 Transition: Priority Retail Streets .....	373
600.30 Inclusionary Zoning .....	375



600.30.1 Definitions .....	375
600.30.10 Inclusionary Zoning Overlay.....	376
600.30.15 Transition .....	378
600.50 Community Overlay District Maps.....	380
600.50.10 Queen Street West Eating Establishment Community Overlay District Map .....	380
<b>Chapter 800 Definitions .....</b>	<b>381</b>
800.50 Defined Terms .....	381

## Volume 2

<b>Chapter 900 Site Specific Exceptions.....</b>	<b>396</b>
900.1 General .....	396
900.1.10 Interpretation .....	396
900.2 R - Zone.....	398
900.2.1 General .....	398
900.2.10 Exceptions for R Zone.....	398
900.3 RD - Zone .....	642
900.3.1 General .....	642
900.3.10 Exceptions for RD Zone .....	642
900.4 RS - Zone .....	1046
900.4.1 General .....	1046
900.4.10 Exceptions for RS Zone .....	1046
900.5 RT - Zone.....	1157
900.5.1 General .....	1157
900.5.10 Exceptions for RT Zone.....	1157
900.6 RM - Zone.....	1277
900.6.1 General .....	1277
900.6.10 Exceptions for RM Zone.....	1277
900.7 RA - Zone .....	1437
900.7.1 General .....	1437
900.7.10 Exceptions for RA Zone .....	1437
900.8 RAC - Zone.....	1630
900.8.1 General .....	1630
900.8.10 Exceptions for RAC Zone.....	1630



## Volume 3

900.10 CL - Zone.....	1721
900.10.1 General .....	1721
900.10.10 Exceptions for CL Zone.....	1721
900.11 CR - Zone .....	1756
900.11.1 General .....	1756
900.11.10 Exceptions for CR Zone .....	1756
900.12 CRE - Zone.....	2771
900.12.1 General .....	2771
900.12.10 Exceptions for CRE Zone.....	2771
900.20 E - Zone .....	2865
900.20.1 General .....	2865
900.20.10 Exceptions for E Zone .....	2865
900.21 EL - Zone .....	2910
900.21.1 General .....	2910
900.21.10 Exceptions for EL Zone .....	2910
900.22 EH - Zone .....	2934
900.22.1 General .....	2934
900.22.10 Exceptions for EH Zone .....	2934
900.24 EO - Zone .....	2943
900.24.1 General .....	2943
900.24.10 Exceptions for EO Zone .....	2943
900.30 I - Zone .....	2965
900.30.1 General .....	2965
900.30.10 Exceptions for I Zone .....	2965
900.31 IH - Zone.....	2993
900.31.1 General .....	2993
900.31.10 Exceptions for IH Zone.....	2993
900.32 IE - Zone .....	3000
900.32.1 General .....	3000
900.32.10 Exceptions for IE Zone .....	3000
900.33 IS - Zone.....	3003



900.33.1 General .....	3003
900.33.10 Exceptions for IS Zone .....	3003
900.34 IPW - Zone.....	3004
900.34.1 General .....	3004
900.34.10 Exceptions for IPW Zone.....	3004
900.40 O - Zone.....	3029
900.40.1 General .....	3029
900.40.10 Exceptions for O Zone.....	3029
900.41 ON - Zone .....	3034
900.41.1 General .....	3034
900.41.10 Exceptions for ON Zone .....	3034
900.42 OR - Zone .....	3040
900.42.1 General .....	3040
900.42.10 Exceptions for OR Zone .....	3040
900.43 OG - Zone.....	3056
900.43.1 General .....	3056
900.43.10 Exceptions for OG Zone.....	3056
900.45 OC - Zone .....	3058
900.45.1 General .....	3058
900.45.10 Exceptions for OC Zone .....	3058
900.50 UT - Zone.....	3060
900.50.1 General .....	3060
900.50.10 Exceptions for UT Zone.....	3060
<b>Chapter 970 Appendices .....</b>	<b>3063</b>
970.10 Transition: Parking Space Regulations .....	3063
970.10.1 Transition: Parking Space Regulations .....	3063
970.10.15 Transition: Parking Space General Requirements .....	3063
970.30 Transition: Bicycle Parking Space Regulations.....	3082
970.30.1 Transition: Bicycle Parking Space Regulations .....	3082
970.30.15 Transition: Bicycle Parking Space General Requirements .....	3082
<b>Chapter 990 Zoning By-law Map .....</b>	<b>3087</b>
990.1 General .....	3087
990.10 Zoning By-law Map .....	3087
<b>Chapter 995 Overlay Maps .....</b>	<b>3088</b>



995.10 Policy Area Overlay Map .....	3088
995.10.1 General .....	3088
995.20 Height Overlay Map .....	3089
995.20.1 General .....	3089
995.30 Lot Coverage Overlay Map .....	3090
995.30.1 General .....	3090
995.41 Multi-tenant House Overlay Map .....	3091
995.41.10 General .....	3091
995.50 Parking Zone Overlay Map .....	3092



## 900.10 CL - Zone

### 900.10.1 General

#### (1) CL Zone Exceptions

The regulations located in Article 900.10.10 apply only to the exceptions subject to the CL zone and identified with the corresponding exception number.

### 900.10.10 Exceptions for CL Zone

#### (1) Exception CL 1

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

Site Specific Provisions:

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

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

#### (3) Exception CL 3

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

Site Specific Provisions:

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



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

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

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

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

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

[ By-law: 431-2016 ]

(4) Exception CL 4

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.24(3) of the former City of North York zoning by-law 7625.

(5) Exception CL 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) On 2130 Morningside Avenue, a **building** or **structure** is permitted if in compliance with the following regulations;
- (B) In addition to the permitted uses listed in Article 30.20.20, an **Art Gallery, Artist Studio, Drive Through Facility, Performing Arts Studio and Vehicle Washing Establishment** are permitted;
- (C) Despite Regulation 30.20.20.100(5), a **Retail Store – Eating Space** on the **lot** does not have a size restriction for the consumption of food or beverage by patrons;
- (D) Despite Regulation 30.20.20.100(3), a **Vehicle Fuel Station** and a **Vehicle Service Shop** do not need to be on a **lot** that abuts a major street on the Policy Areas Overlay Map;
- (E) Despite Regulation 30.20.20.100(2), an **Eating Establishment** and a **Take-out Eating Establishment** do not have a permitted maximum **interior floor area** on the **lot**;
- (F) Despite Regulations 30.20.40.70(1)(2), no portion of a **building** or **structure** erected or used above finished ground is located other than wholly within the areas delineated by heavy lines on Diagram 3 attached to this By-law, with the exception of the following:
  - (i) canopies, awnings and unenclosed stairs may projection a maximum of 2.0 metres beyond the heavy lines shown on Diagram 3 attached to this By-law.
- (G) Despite Regulation 30.20.40.40(1), the gross floor area of all permitted uses within all buildings minus the gross floor area of all basements shall not exceed 3250 square metres;
- (H) Regulation 30.20.40.80 does not apply;
- (I) Regulation 30.20.80.20(2) does not apply;
- (J) Regulation 30.20.90.10(1)(B) does not apply;
- (K) Regulation 30.20.150.1(1) does not apply;
- (L) Regulations 150.92.20.1(1)(2)(3)(4)(5); 150.92.40.70(1); 150.92.50.10(1); 150.92.60.20(1); and 150.92.60.40(1) for a **Vehicle Fuel Station** do not apply;
- (M) Regulations 150.94.40.1(1) and 150.94.50.1(1) for a **Vehicle Service Shop** do not apply;
- (N) Regulations 150.96.20.1(2)(3), 150.96.30.1(1)(A), and 150.96.40.1(1)(2) for a **Vehicle Washing Establishment** do not apply;
- (O) For the purposes of Exception CL(x5), the front yard is the lot line adjacent to Morningside Avenue;



- (P) Despite Regulation 200.5.10.1(1)(5), a minimum of 140 parking spaces shall be provided on the **lot** and is the cumulative total for all uses on the **lot**;
- (Q) Despite Regulation 200.15.1(1)(B), the width of an accessible **parking space** shall be 3.4 metres;
- (R) Despite Regulation 220.5.10.1(3)(4)(5), one Type "B" loading space shall be provided on the **lot** and is the cumulative total for all uses on the **lot**;
- (S) Despite Regulation 230.5.10.1(1), a minimum of 6 short-term **bicycle parking spaces** shall be provided on the **lot**;
- (T) Despite any future severance, partition or division of the **lot** as shown on Diagram 1 attached to this By-law, the provisions of this By-law shall apply as if no severance, partition or division occurred;
- (U) Despite the permitted uses listed in Article 30.20.20, an Education Use and Place of Worship are not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1200-2019 ]

(6) Exception CL 6

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30114.
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(7) Exception CL 7

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

Site Specific Provisions:

- (A) Despite regulations to the contrary, the only uses permitted is a custom dress making shop;
- (B) The maximum **gross floor area** must not be more than 420 square metres;
- (C) A minimum of 7 **parking space** must be provided of which 2 may be **tandem parking spaces**;
- (D) no **parking space** may be located in the **front yard**;
- (E) The minimum **building setbacks** are:
  - (i) 6.0 metres from the **front lot line**;
  - (ii) 1.8 metres from the northerly **side lot line**;
  - (iii) 4.5 metres from the southerly **side lot line**; and
  - (iv) 7.5 metres from the **rear lot line**; and
- (F) An **ancillary building** used for a **parking space** must be located in the **rear yard**.

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

(9) Exception CL 9

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31619.

(10) Exception CL 10

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



Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) The greater of 16.5 metres from the centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; and
- (C) The minimum **building setback** from a **rear yard lot line** is 14.0 metres.

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

(12) Exception CL 12

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(13) Exception CL 13

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.24(3) of the former City of North York zoning by-law 7625.

(15) Exception CL 15

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29944.

(16) Exception CL 16

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(17) Exception CL 17

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**;
- (B) ) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) The greater of 21.0 metres from the centre line of McCowan Rd. or 3.0 metres from a **lot line** abutting McCowan Rd.; and
  - (ii) 3.0 metres from the **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **side lot line** is 7.5 metres; and



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

Prevailing By-laws and Prevailing Sections:

(A) Exception number 17 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10076.

(19) Exception CL 19

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(21) Exception CL 21

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(22) Exception CL 22

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(23) Exception CL 23

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

Site Specific Provisions:

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

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

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

(25) Exception CL 25

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

Site Specific Provisions:

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

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

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

(26) Exception CL 26

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



Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 21.0 metres from the original centre line of Port Union Rd., or 3.0 metres from a **lot line** abutting Port Union Rd.; and
  - (ii) 0.9 metres from a **lot line** abutting Fanfare Avenue; and
- (B) **landscaping** is not required for a **building** that **lawfully** existed on the date of enactment of this By-law.

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

(27) Exception CL 27

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all office uses cannot exceed 25% of the total **gross floor area** constructed; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 16.5 metres from the original centre line of Lawson Rd. and Centennial Rd., or 3.0 metres from a **lot line** abutting Lawson Rd. and Centennial Rd.

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

(28) Exception CL 28

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone:
- (i) **recreation use, place of assembly, and entertainment place of assembly** are not permitted uses; and
  - (ii) **amusement devices** are not permitted; and
- (B) The maximum **interior floor area** for a **retail store** that sells food is 186.0 square metres;
- (C) The maximum **gross floor area** permitted is:
- (i) 0.2 times the **lot area** for all office uses combined; and
  - (ii) 0.4 times the **lot area** for all other uses combined; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (E) **Parking spaces** must be provided at a minimum rate of:
- (i) 10.0 **parking spaces** for each 100 square metres of **gross floor area** used for an **eating establishment**; and
  - (ii) 3.0 **parking spaces** for each 100 square metres of **gross floor area** for all other uses.

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

(30) Exception CL 30

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts
- (i) Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
  - (ii) any other **street** is 3.0 metres; and



- (B) The minimum **building setback** from the south **lot line** is 1.5 metres;
- (C) A **building** used for the storage of waste may be located in a yard that abuts a **street** if the **building** is:
  - (i) a minimum of 1.5 metres from the **lot line** that abuts the **street**; and
  - (ii) entirely enclosed with by at least four walls and a roof; and
- (D) The only uses permitted are:
  - (i) **Personal service shop**;
  - (ii) Offices other than medical offices;
  - (iii) Convenience Food Store including the sale of milk, fruits, vegetables, meat and confectionery items, Sale of foods and soft drinks for consumption off the **premises** if the store does not have a gross floor area larger than 185 square metres;
  - (iv) **financial institutions**;
  - (v) **eating establishment**; and
  - (vi) **retail store**, limited to Household Hardware, Pharmaceuticals and Tobaccos, Picture Frame Store.

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

(31) Exception CL 31

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
- (B) The minimum **building setback** from a **rear lot line** is 1.5 metres;

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

(36) Exception CL 36

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts
  - (i) Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
  - (ii) any other **street** is 3.0 metres; and
- (B) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.

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

(41) Exception CL 41

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

Site Specific Provisions:

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



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

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

(42) Exception CL 42

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
- (i) Scarborough Golf Club Rd. is the greater of 16.5 metres, from the original centre line of Scarborough Golf Club Rd., or 3.0 metres from a **lot line** abutting Scarborough Golf Club Rd.; and
  - (ii) any other **street**, is 3.0 metres; and
- (B) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.

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

(47) Exception CL 47

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** must not exceed 0.4 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 12 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 15907.

(50) Exception CL 50

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

Site Specific Provisions:

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

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

(51) Exception CL 51

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **place of worship** is permitted if it complies with the specific use regulations in Section 150.50;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is 0.33 times the area of the **lot**;



- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that abuts a **lot** in the RD zone is 7.5 metres.

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

(59) Exception CL 59

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

Site Specific Provisions:

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

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

(60) Exception CL 60

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 17 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 15907.

(63) Exception CL 63

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
- (B) The **gross floor area** of all **buildings** must not be greater than 33% of the area of the **lot**.

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

(65) Exception CL 65

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

Site Specific Provisions:



- (A) The minimum **building setback** from a **lot line** that abuts:
- (i) Morningside Ave., is 21.0 metres, measured from the centre line of the original road allowance of Morningside Ave.; and
  - (ii) Coronation Dr., is 16.5 metres, measured from the centre line of the original road allowance of Coronation Dr.; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (C) The **gross floor area** of all **buildings** must not be greater than 33% of the area of the **lot**.

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

(66) Exception CL 66

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

Site Specific Provisions:

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

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

(67) Exception CL 67

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding internal walkways and storage areas for occupants is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 21.0 metres from the centre line of Finch Ave. East or 3.0 metres from a **lot line** abutting Finch Ave. East; and
  - (ii) 3.0 metres from a **lot line** that abut any other **street**; and
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres;
- (D) An underground parking **structures** is permitted in a yard between **buildings** and a **lot line** abutting a **street**, but the underground **structure** must be a distance from the **lot line** abutting a **street** not less than a measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **lot line** abutting a **street** and in no case is an underground **structure** be less than 3 metres from the **lot line** abutting a **street**; and
- (E) The minimum **driveway** width for two-way traffic is 5.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 6 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 14402.

(68) Exception CL 68

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** of the main floor is 0.3 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:



- (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
- (ii) 3.0 metres from a **lot line** that abuts any other **street**; and

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

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 1 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 14402; and
- (B) Exception number 11 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 14402.

(69) Exception CL 69

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

Site Specific Provisions:

- (A) Despite Article 30.20.20 only the following uses are permitted: **retail store, vehicle fuel station, and vehicle service shop**;
- (B) In addition to (A) above, a **vehicle washing establishment** is also a permitted use, if it is mechanical;
- (C) The permitted maximum **gross floor area**, not including the areas used for storage and enclosed malls used for walkway purposes, is 0.4 times the area of the **lot**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** is from a **side lot line** is 3.0 metres; and
- (F) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(71) Exception CL 71

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

Site Specific Provisions:

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

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

(72) Exception CL 72

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding the **gross floor area** of **basements** is 0.33 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Pharmacy Ave., or 3.0 metres from a **lot line** abutting Pharmacy Ave.; and
  - (ii) the greater of 18.0 metres from the original centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.; and
  - (iii) 0.9 metres from the **lot line** abutting Eastgate Crescent.



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

(73) Exception CL 73

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

Site Specific Provisions:

- (A) Despite the uses listed in 30.20.20, the only uses permitted are: **day nursery, financial institution, personal service shop**, medical centre, **eating establishment, take-out eating establishment, retail store, retail service**, office, and the sale of petroleum products, anti-freeze, all automobile rubber products, accessories for the maintenance of automobile electrical systems, for repairs essential to the actual operation of motor **vehicles** and, without limiting the generality of the foregoing, to include repairs to electrical, cooling, exhaust, fuel and brake systems, and for the manual washing of **vehicles** within an enclosed **building**;
- (B) The minimum set back of any **structure** or **building** is:
  - (i) the greater of 16.5 metres from the centre line of Pharmacy Ave., or 3.0 metres from a **lot line** abutting Pharmacy Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Pharmacy Ave.; and
- (C) The permitted maximum floor space index does not include the area of any **basements**.

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

(78) Exception CL 78

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is:
  - (i) 2.4 metres if the **side lot line** abuts a **street**; and
  - (ii) 0.45 metres in all other cases; and
- (B) The **Gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 50% of the area of the **lot**.

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

(79) Exception CL 79

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts:
  - (i) Kennedy Rd., is the greater of: 3.0 metres from the **lot line**; or 16.5 metres, measured from the original centre line of the **street**; and
  - (ii) any other **street** is 3.0 metres; and
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 2.4 metres if the **side lot line** abuts a **street**; and
  - (ii) 0.45 metres in all other cases; and
- (C) The **Gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 50% of the area of the **lot**.

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

(80) Exception CL 80



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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two or more **buildings** on a **lot** is a distance equal to the height of the **building**; and
- (D) The **Gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.

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

(83) Exception CL 83

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (i) 21.0 metres from the original centre line of Finch Ave. East, or 3.0 metres from the **lot line** abutting Finch Ave.; and
  - (ii) 21.0 metres from the original centre line of Kennedy Rd., or 3.0 metres from the **lot line** abutting Kennedy Rd.; and
- (C) a manual **vehicle washing establishment** is permitted.

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

(85) Exception CL 85

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area used for interior walkways, must not exceed 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (i) 16.5 metres from the original centre line of Birchmount Rd., or 3.0 metres from the **lot line** abutting Birchmount Rd.; and
  - (ii) 3.0 metres from the **lot line** abutting Glendower Circuit; and
- (C) The minimum **building setback** from a **rear yard lot line** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 4 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 12466.

(86) Exception CL 86

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

Site Specific Provisions:

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



- (i) 21.0 metres from the centre line of original Warden Ave., or 3.0 metres from the **lot line** abutting Warden Ave.;
  - (ii) 16.5 metres from the centre line of original Bridletowne Circle, or 3.0 metres from the **lot line** abutting Bridletowne Circle; and
  - (iii) 3.0 metres from the **lot line** abutting Timberbank Boulevard; and
- (C) The minimum **building setback** from a **lot line** abutting a residential detached (RD) zone or a residential semi-detached (RS) zone is 7.5 metres.

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

(87) Exception CL 87

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

Site Specific Provisions:

- (A) Despite Article 30.20.20, a **place of worship** is permitted;
- (B) Despite Article 30.20.20, the following uses are not permitted: **Vehicle fuel station, vehicle dealership and vehicle service shop**;
- (C) The permitted maximum **gross floor area** must not exceed 0.33 times the area of the **lot**; and
- (D) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres.

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

(88) Exception CL 88

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area used for interior walkways, must not exceed 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (i) 16.5 metres from the original centre line of Pharmacy Ave., or 3.0 metres from the **lot line** abutting Pharmacy Ave.; and
  - (ii) 3.0 metres from the **lot line** abutting Pinemeadow Blvd.; and
- (C) The minimum **building setback** from a **rear lot line** and **side lot line** is 7.5 metres and must be used for access and **landscaping**.

Prevailing By-laws and Prevailing Sections:

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

(89) Exception CL 89

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

Site Specific Provisions:

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



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

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

(90) Exception CL 90

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

Site Specific Provisions:

- (A) Despite Clauses 30.20.20 and 30.20.20.10:

- (i) the only use permitted in Building A as shown on Diagram 3 attached to By-law 1195-2019 is a **vehicle washing establishment**.

- (B) Despite Clauses 30.20.20 and 30.20.20.10:

- (i) the only uses permitted in Building B as shown on Diagram 3 attached to By-law 1195-2019 is a **restaurant** and **retail store**.

- (C) Despite Clauses 30.20.40.70:

- (i) The minimum **front yard setback** is 1.0 metres as noted on Diagram 3 attached to this By-law;  
(ii) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 1.0 metres as noted on Diagram 3 attached to this By-law;  
(iii) The minimum **setback** from a **lot line** that abuts a **lot** in a Residential Zone category to the **drive-through facility** including the **stacking aisle** is 19 metres as noted on Diagram 3 attached to this By-law;  
(iv) The minimum **building setback** of the **vehicle washing establishment** from a **lot line** that abuts a **lot** in a Residential Zone category is 14.5 metres as noted on Diagram 3 attached to this By-law; and  
(v) The minimum **building setback** from a **lot line** that abuts Birchmount Road is 1.0 metres as noted on Diagram 3 attached to this By-law.

- (D) Despite Clauses 30.20.80:

- (i) The minimum **vehicle stacking** is 7; and  
(ii) The minimum **vehicle parking spaces** is 12.

- (E) Despite Clauses 30.20.90 and 30.20.90.10:

- (i) A **loading space** is located in the **rear yard** that abuts a Residential Zone category.

- (F) Despite Clauses 30.20.150 and 30.20.150.1:

- (i) A **Waste and Recyclable Materials Storage** is located 1.0 metre from a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections: [ By-law: 1195-2019 ]

(93) Exception CL 93

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

Site Specific Provisions:

- (A) Despite Article 30.20.20, the following uses are not permitted: pool and billiard hall halls and **eating establishments**;

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

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

- (i) 16.5 metres from the centre line of Pharmacy Ave., or 3.0 metres from the **lot line** abutting Pharmacy Ave.; and  
(ii) 3 metres from a **lot line** abutting Huntingdale Blvd.; and



- (D) The minimum **building setback** from a **side yard** and **rear yard lot line** is 7.5 metres and must be used for the purpose of access or **landscaping**; and
- (E) Despite table 200.5.10.1, a minimum of 3 **parking spaces** are required for each 100.0 square metres of **gross floor area** used for **education use**.

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

(94) Exception CL 94

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 24 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 12466.

(95) Exception CL 95

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

Site Specific Provisions:

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

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

(96) Exception CL 96

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:



- (A) Exception number 14 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10827.

(98) Exception CL 98

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

Site Specific Provisions:

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

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

(99) Exception CL 99

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

Site Specific Provisions:

- (A) Despite Article 30.20.20, only the following uses are permitted: **financial institution**, library, office, **personal service shop**, **eating establishment**, **take-out eating establishment**, and **retail store**;
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (D) **Parking spaces** must be provided at a minimum rate of:
- (i) 10 **parking spaces** per 100 square metres of **gross floor area** for **eating establishment** uses; and
  - (ii) 3.0 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

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

(101) Exception CL 101

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

Site Specific Provisions:

- (A) Despite Article 30.20.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop** and a video store;
- (B) The permitted maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**;
- (C) The permitted maximum **gross floor area** for all office use is 0.3 times the area of total permitted **gross floor area** for the **lot**; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) 3.0 metres from a **lot line** that abut any other **street**.

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

(102) Exception CL 102



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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding internal walkways and storage areas for occupants is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres; and
- (C) A minimum of 6.0 **parking spaces** are required for all uses.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 20 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 14402.

(103) Exception CL 103

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

Site Specific Provisions:

- (A) The minimum set back of any **structure** or **building** is:
  - (i) the greater of 21.0 metres from the original centre line of Sheppard Ave. E., or 3.0 metres from a **lot line** abutting Sheppard Ave. E.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Ave. E.; and
  - (iii) 7.5 metres from the **rear lot line**; and
- (B) The permitted maximum floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

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

(104) Exception CL 104

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

Site Specific Provisions:

- (A) The minimum set back of any **structure** or **building** is:
  - (i) the greater of 21.0 metres from the original centre line of Sheppard Ave. E., or 3.0 metres from a **lot line** abutting Sheppard Ave. E.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Ave. E.; and
  - (iii) 6.0 metres from the **rear lot line**; and
- (B) The permitted maximum floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

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

(106) Exception CL 106

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted: **retail store**, **personal service shop**, **financial institution**, and office;
- (B) The maximum **gross floor area** for a **retail store** that sells food must not exceed 465 meters square;
- (C) The maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:



- (i) the greater of 16.5 metres from the original centre line of Pharmacy Ave. and 3.0 metres from a **lot line** abutting Pharmacy Ave.; and
- (ii) a minimum 3 metres from the **lot line** abutting Glendinning Avenue; and
- (E) the minimum **building setback** of a **building** or **structure** from the **rear lot line** is 7.5 metres.

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

(109) Exception CL 109

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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, only the following uses are permitted: office, **personal service shop**, and **retail store**;
- (B) The maximum **gross floor area** of all **buildings** is 0.35 times the area of the **lot**;
- (C) The maximum **gross floor area** of all office uses cannot exceed 0.175 times the area of the **lot**;
- (D) The maximum **gross floor area** of all **personal service shop** uses cannot exceed 0.175 times the area of the **lot**;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Birchmount Rd. or 3.0 metres from a **lot line** abutting Birchmount Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (F) The minimum **building setback** from a **lot line** abutting as RD Zone is 4.0 metres; and
- (G) Any **lot line** abutting a Residential Detached (RD) zone must have a minimum 2.4 metre wide strip of **landscaping** along the entire length of the **lot line** immediately abutting all RD zones.

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

(111) Exception CL 111

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

Site Specific Provisions:

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

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

(112) Exception CL 112

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

Site Specific Provisions:

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



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

(121) Exception CL 121

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

Site Specific Provisions:

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

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

(123) Exception CL 123

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the only uses permitted are: **vehicle fuel station, vehicle service station, financial institution, day nursery, place of worship, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment**;
- (B) The maximum **gross floor area** of each **retail store** or **personal service shop** is 450 square metres;
- (C) The maximum **gross floor area** of all **eating establishment** and **take-out eating establishment** uses is 325 square metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (E) **Parking spaces** must be provided at the minimum rate of:
  - (i) a minimum of 10 **parking spaces** per 100 square metres of **gross floor area** for **eating establishment, and take-out eating establishment** uses;
  - (ii) a minimum of 7.7 **parking spaces** per 100 square metres of **gross floor area** for **place of worship** uses; and
  - (iii) a minimum of 4.0 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

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

(124) Exception CL 124

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the only uses permitted are: **financial institution, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (C) The maximum **gross floor area** of all **personal service shop, retail store, retail service, financial institution, eating establishment, and take-out eating establishment** uses cannot exceed 66% of the total **gross floor area** constructed.

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

(125) Exception CL 125

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



Site Specific Provisions:

- (A) Despite land use permissions for this zone, the only uses permitted are: **vehicle fuel station**, and **vehicle service shop**; and
- (B) The minimum **building** set back from a **lot line** that abuts a **street** to is 3.0 metres.

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

(126) Exception CL 126

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

Site Specific Provisions:

- (A) Office is permitted provided the maximum **interior floor area** does not exceed 140 square metres;
- (B) **Take-out eating establishment** is permitted if the maximum **gross floor area** of any single food store does not exceed 465 square metres;
- (C) The minimum set back of any **structure** or **building** is:
  - (i) The greater of 16.5 metres from the original centre line of Brimley Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Brimley Rd.;
  - (iii) 7.5 metres from any **lot line** that does not abut a **street**; and
  - (iv) the setbacks required in (i) to (iii) above apply to underground **structures**.

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

(127) Exception CL 127

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, and **take-out eating establishment**;
- (B) Office is permitted if the maximum **interior floor area** does not exceed 140 square metres; and
- (C) The minimum set back of any **structure** or **building** is:
  - (i) 3.0 metres from a **lot line** that abuts **street**; and
  - (ii) 7.5 metres from a **lot line** that does not abut a **street**.

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

(128) Exception CL 128

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

Site Specific Provisions:

- (A) The **gross floor area** of all **buildings**, minus the **gross floor area** of mezzanine storage areas, must not exceed 33% of the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Warden Ave.; and
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that abuts a **lot** in the RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

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

(129) Exception CL 129



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

Site Specific Provisions:

- (A) Despite land use provisions for this zone, the easterly 7.5 metres of the **lot** must be used for access, **landscaping**, and a decorative wall;
- (B) The **gross floor area** of all **buildings**, minus the **gross floor area** of mezzanine storage areas, must not exceed 33% of the **lot area**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Warden Ave.; and
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that abuts a **lot** in the RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

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

(130) Exception CL 130

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **vehicle fuel stations**, **vehicle service shops**, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (C) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd; [ By-law: 1268-2023 ]
- (D) The minimum **building setback** is 1.5 metres from a **side lot line** and **rear lot line**;
- (E) The **street yard** abutting Antrim Crescent must be used for a **driveway** and **landscaping**;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 10 **parking spaces** per 100 square metres of **gross floor area** for an **eating establishment** use;
  - (ii) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;
  - (iii) 3 **parking spaces** per 100 square metres of **gross floor area** for an education and training facility use;
  - (iv) 1.5 **parking spaces** per 100 square metres of **gross floor area** for a **day nursery** use; and
  - (v) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses; [ By-law: 1268-2023 ]
- (G) For the purpose of calculating the **parking rates** in (F) above, the **gross floor area** of **basements** is not included; and [ By-law: 1268-2023 ]
- (H) The minimum required width of a **driveway** or drive-aisle providing access to **parking spaces** is 6.0 metres.

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

(133) Exception CL 133



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

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts:
  - (i) Birchmount Rd., is the greater of: 3.0 metres from the **lot line**; or 16.5 metres, measured from the original centre line of the **street**; and
  - (ii) any other **street** is 3.0 metres; and
- (B) The **gross floor area** of all **buildings**, minus the **gross floor area** of **basements**, must not exceed 33% of the area of the **lot**.

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

(134) Exception CL 134

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, an office is permitted if it is not a medical office;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) the minimum **building setback** is:
  - (i) 3.0 metres from a **side lot line** and **rear lot line**; and
  - (ii) 3.0 metres from a **lot line** that abuts a **street**; and
- (D) **vehicle** access for a **vehicle fuel station** use, or a **vehicle service shop** use is not permitted through any **main wall** that faces the eastern **lot line**.

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

(136) Exception CL 136

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The only use permitted is office;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Brimley Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(140) Exception CL 140

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

Site Specific Provisions:



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

Prevailing By-laws and Prevailing Sections:

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

(141) Exception CL 141

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

Site Specific Provisions:

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

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

(142) Exception CL 142

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

Site Specific Provisions:

- (A) The **gross floor area** of all **buildings** must not exceed 33% of the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
  - (i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** that abuts any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(143) Exception CL 143

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Bonis Avenue, or Birchmount Rd.; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:



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

(144) Exception CL 144

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, Blocks "A" and "B" of Registered Plan 5934 and adjacent land being bounded by Blocks "A" and "B", must be used for the erection and/or operation of a **vehicle fuel station, vehicle service shop, and eating establishment**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, and 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave.; and
- (C) A minimum 1.5 metre wide buffer strip must be provided along a **lot line** that abuts a **lot** in the RD zone and it must be used for **landscaping** purposes.

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

(146) Exception CL 146

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, and 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave.;
- (B) The minimum **building setback** from a **rear lot line** and **side lot line** is 7.5 metres; and
- (C) Below grade **structures** must be set back from a **lot line** a distance equal to the distance between the elevation of the lowest point of the **structure** and the elevation of the ground at the **lot line** that abuts a **street**, but no less than 3.0 metres.

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

(148) Exception CL 148

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
  - (i) 16.5 metres, measured from the centreline of the **street**, if the **lot line** abuts Birchmount Rd.; and
  - (ii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave.; and
- (B) All **parking spaces** on the **lot** must be accessed by a **driveway** and **drive aisle** having a minimum width of 6.0 metres.

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

(149) Exception CL 149

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

Site Specific Provisions:

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



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

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

(156) Exception CL 156

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (B) The maximum **gross floor area** for a **retail store** that sells food is 279 square metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the original centre line of Morningside Ave. or 3.0 metres from a **lot line** abutting Morningside Ave.; and
- (D) The minimum **building setback** from a **side lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 17 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 11883.

(157) Exception CL 157

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (B) The maximum **gross floor area** for a **retail store** that sells food is 279 square metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 8 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 11883.

(164) Exception CL 164

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

Site Specific Provisions:

- (A) The minimum set back of any **structure** or **building** is:
  - (i) the greater of 21.0 metres from the original centre line of McCowan Rd., or 3.0 metres from a **lot line** abutting McCowan Rd.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than McCowan Rd.; and
  - (iii) 1.5 metres from any **side lot line** and **rear lot line**; and
- (B) The permitted maximum **gross floor area** is 0.33 time the area of the **lot**; and
- (C) The maximum permit **building** height is the lesser of:
  - (i) 4 **storeys**; or
  - (ii) 13 metres.

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

(165) Exception CL 165

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



Site Specific Provisions:

- (A) Despite land use permissions for this zone, the only uses permitted are: **financial institution**, office, **personal service shop**, and **retail store**;
- (B) The maximum **gross floor area** of all **personal service shop**, **retail store**, and **financial institution** uses combined is 300 square metres;
- (C) The minimum set back of any **main wall** from a **lot line** abutting a **street** is 1.5 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 3.0 **parking spaces** per 100 square metres of **gross floor area** for all uses; and
- (E) The permitted maximum **gross floor area**, excluding the area of any parking **structures**, including ramps and **driveways** is 0.33 times the area of the **lot**.

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

(166) Exception CL 166

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

Site Specific Provisions:

- (A) The minimum set back of any **structure** or **building** is:
  - (i) the greater of 21.0 metres from the original centre line of Sheppard Ave. E., or 3.0 metres from a **lot line** abutting Sheppard Ave. E.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Ave. E.;
  - (iii) 7.5 metres from any **lot line** that does not abut a **street**; and
  - (iv) the setbacks required in (i) and (ii) above also apply to underground **structures**;
- (B) The permitted maximum **gross floor area**, excluding the area of any parking **structures**, including ramps and **driveways** is 0.33 times the area of the **lot**; and
- (C) The maximum height of a **building** is the lesser of:
  - (i) 4 **storeys**; or
  - (ii) 13.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 9 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 12181.

(170) Exception CL 170

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is the greater of:
  - (i) 20% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The maximum **gross floor area** of all **eating establishments** on a **lot** must not exceed 1, 125 square metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) no **building setback** from a **lot line** that abuts a **street** is required for **structures** located below-ground; and
- (E) **Parking spaces** for all uses other than **eating establishments** must be provided at a minimum rate of 3.0 **parking spaces** per 100 square metres of **gross floor area**.

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

(171) Exception CL 171



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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is the greater of:
  - (i) 33% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Midland Ave. and , or 3.0 metres from a **lot line** abutting Midland Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street** and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(172) Exception CL 172

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is the greater of:
  - (i) 3.0 metres; or
  - (ii) 16.5 metres from the original centreline of Danforth Rd.; and
- (B) The **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(173) Exception CL 173

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is the greater of:
  - (i) 33% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Danforth Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(174) Exception CL 174

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 16.6 metres from the original centreline of the **street**;



(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres; and [ By-law: 348-2021 ]

(C) The maximum **lot coverage** is 70%.

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

(176) Exception CL 176

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

Site Specific Provisions:

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

- (i) Warden Ave. is the greater of 16.5 metres, from the original centre line of Warden Ave., or 3.0 metres from a **lot line** abutting Warden Ave.; and
- (ii) any other **street**, is 3.0 metres; and

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

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

(179) Exception CL 179

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 475 Renforth Dr., former City of Etobicoke by-law 12821. [ By-law: 348-2021 ]

(180) Exception CL 180

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(181) Exception CL 181

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(182) Exception CL 182

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(185) Exception CL 185



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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(186) Exception CL 186

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 3197 and 1979-176.

(187) Exception CL 187

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 12659 and 13583.

(188) Exception CL 188

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1992-132.

(189) Exception CL 189

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1989-26.

(190) Exception CL 190

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 15266.

(191) Exception CL 191

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



Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 13173; and
- (B) City of Toronto by-law 560-2000.

(192) Exception CL 192

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 2942 and 3427.

(193) Exception CL 193

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 1024, 1025 and 1972.

(194) Exception CL 194

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 570 and 14368.

(196) Exception CL 196

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 13207; and
- (B) City of Toronto by-law 121-2003.

(197) Exception CL 197

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 3096, 1978-227 and 1986-22.

(199) Exception CL 199

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Former City of Etobicoke by-laws 14068 and 1989-90.

(201) Exception CL 201

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 408 Dixon Rd., former City of Etobicoke by-laws 985, 10754, 1996-8 and 11851.

(203) Exception CL 203

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1981-208 and 3473.

(204) Exception CL 204

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 12299.

(206) Exception CL 206

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 13172.

(251) Exception CL 251

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 3289, 3291 and 1981-221.

(252) Exception CL 252

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 8911 and 15089.

(261) Exception CL 261

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



Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(254) of the former City of York zoning by-law 1-83.

(263) Exception CL 263

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

Site Specific Provisions:

(A) Despite Article 30.20.20, the following uses are not permitted: **vehicle fuel station** and **vehicle repair shop**;

(B) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 times the area of the **lot**;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is:

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

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

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

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

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

(266) Exception CL 266

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

Site Specific Provisions:

(A) The permitted maximum height is 161.54 metres above sea level.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31574; and

(B) On 905, 907 Don Mills Rd., Section 64.23(9) of the former City of North York zoning by-law 7625.

(267) Exception CL 267

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

Site Specific Provisions:

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

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

(C) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 21.0 metres from the centre line of Finch Ave. East; and

(ii) 16.5 metres from the centre line of Sandhurst Circle; and

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

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

(268) Exception CL 268



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

Site Specific Provisions:

- (A) Despite Article 30.20.20, only the following uses are permitted: **retail store** with less than 465 square metres of **gross floor area**, office use but not including medical or dental office use; **financial institution**, and **personal service shop**;
- (B) The maximum **gross floor area** is 0.33 times the area of the total **lot**, less all internal area used for walkway purposes;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 16.5 metres from the centre line of Brimley Rd. or 3.0 metres from a **lot line** abutting Brimley Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (D) The minimum **building setback** from a **side lot line** or a **rear lot line** is 7.5 metres.

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

(270) Exception CL 270

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

Site Specific Provisions:

- (A) Despite Article 30.20.20, only a **vehicle fuel station** and **vehicle service shop** are permitted;
- (B) The maximum **gross floor area** is 0.33 times the area of the **lot**, less all internal area used for walkway purposes;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 16.5 metres from the centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**.

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

(271) Exception CL 271

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

Site Specific Provisions:

- (A) Despite regulation 30.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses is 0.7, if a minimum of 30% of the area of the **lot** is used for **landscaping**.

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

[ By-law: 1054-2013 ]

(272) Exception CL 272

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

Site Specific Provisions:

- (A) The minimum set back of any **structure** or **building** is:
  - (i) the greater of 21.0 metres from the original centre line of Victoria Park Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave.; and
  - (iii) 7.5 metres from the **rear lot line**; and



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

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

(273) Exception CL 273

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is:
- (i) 2.4 metres from a **side lot line** that abuts a **street**; and
  - (ii) 0.3 metres; in all other cases; and
- (B) The minimum **building setback** from a **front lot line** that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (C) The maximum **building** height is 9.0 metres; and
- (D) The maximum **lot coverage** is 60%.

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

(274) Exception CL 274

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** of the ground floor is 70% of the **lot area**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 3.0 metres from an abutting **front lot line** or **rear lot line**; and
  - (ii) 1.5 metres from an abutting **side lot line**.

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

(275) Exception CL 275

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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, a **funeral home** is the only use permitted;
- (B) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 40% of the area of the portion of the **lot** located north of the **rear lot line** of the **lots** located on Hopecrest Crescent;
- (C) The minimum **building setback** from the front line is 18.0 metres measured from the original centre line of the original road allowance of Kennedy Rd.; and
- (D) A strip of land having a minimum width of 1.0 metres along the entire length of the **rear lot line** must be used for **soft landscaping**.

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



## 900.11 CR - Zone

### 900.11.1 General

(1) CR Zone Exception

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

### 900.11.10 Exceptions for CR Zone

(1) Exception CR 1

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(126), former City of North York zoning by-law 7625; and

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

(2) Exception CR 2

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

Site Specific Provisions:

(A) If a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(i) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(ii) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non- **dwelling unit** uses is more than 1.0 times the **lot area**; and

(B) If a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(i) 1.0 for each 6 **bed-sitting rooms**;

(ii) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(iii) 0.75 for each **dwelling unit** with two or more bedrooms; and

(iii) 0.06 for each **dwelling unit** and used for visitor parking. [TO: 438-86; 4(3)]

(C) Regulations (A) and (B) above do not apply if an alternative parking space rate requirement was applied to the site in a zoning by-law amendment enacted after December 31, 1994.

[ By-law: 1675-2013 ]

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

(3) Exception CR 3

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

Site Specific Provisions:

(A) In addition to the uses permitted in the zone, the lands may be used for the purpose of a miniature golf course.

Prevailing By-laws and Prevailing Sections:

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



(4) Exception CR 4

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

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, the lands described as **Lot 1**, according to Registered Plan 2988, may also be used for **vehicle fuel station** and **vehicle service shop** station and **ancillary** uses including the sale of automobile accessories, supplies and parts if the **lot** has a minimum width of 9.06 metres.

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

(5) Exception CR 5

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(83), former City of North York zoning by-law 7625; and  
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(6) Exception CR 6

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

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, a **vehicle repair shop** is permitted;  
(B) Despite regulations to the contrary, for a **building** with a **vehicle repair shop**, there is no requirement for minimum **lot depth**, minimum **front yard setback**, minimum **rear yard setback**, and minimum **lot area**;  
(C) A minimum of 46 **parking spaces** must be provided and they may be located on an adjacent **lot**; and  
(D) **Loading space** requirements do not apply.

Prevailing By-laws and Prevailing Sections:

Section 64.23(70) of the former City of North York zoning by-law 7625

(7) Exception CR 7

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(8) Exception CR 8

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(9) Exception CR 9



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

Site Specific Provisions:

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

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

(10) Exception CR 10

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

Site Specific Provisions:

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

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

(11) Exception CR 11

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

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone a **vehicle service shop** is also permitted.

Prevailing By-laws and Prevailing Sections:

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

(12) Exception CR 12

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

Site Specific Provisions:

- (A) On the lands municipally known as 188, 190, 191, 192, 193, 194, and 195 Roe Avenue, 394, 396, 397, and 398 Old Orchard Grove, 378 Deloraine Avenue, 345 and 347 Melrose Avenue, 359, 361, 363, and 365 Fairlawn Avenue, the minimum height requirements of regulation 40.10.40.10(4)(A) do not apply;
- (B) The lands described as **Lots** 150 and 151, according to Registered Plan 1706 may be used for the purpose of a **religious organization** known as the Congregation of the Most Holy Redeemer including living accommodation for the said institution, private offices and a magazine publishing office, if all other provisions of this By-law, as amended, are complied with; and
- (C) On the lands municipally known as 426 St. Germain Avenue, the minimum height requirements of regulation 40.10.40.10(4)(A) do not apply.

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

(13) Exception CR 13

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

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, business offices and professional offices are also permitted if:
- (i) the gross floor area does not exceed 264 square metres;
  - (ii) the minimum **building setback** from:



- (a) the east **side lot line** is 4.52 metres; and
- (b) the west **side lot line** is 1.86 metres; and
- (iii) the minimum **rear yard setback** is 14.9 metres;
- (iv) the minimum **front yard setback** is 4.52 metres; and
- (v) **parking spaces** on the **lot** must be located in the **rear yard**.

Prevailing By-laws and Prevailing Sections:

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

(14) Exception CR 14

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

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, business offices and professional offices are also permitted if:
  - (i) the minimum **building setback** from a **lot line** that abuts Bathurst St. is 20.7 metres, measured from the original centerline of Bathurst St.;
  - (ii) the minimum **rear yard setback** is 4.5 metres;
  - (iii) the **gross floor area** of the **building** must not be greater than 150% of the **lot area**;
  - (iv) the maximum **building** height is the lesser of 5 **storeys** and 17 metres;
  - (v) a minimum of 17 **parking space** are provided; and
  - (vi) all below grade **structures** must be setback from a **lot line** a distance equal to the distance between the lowest floor level and the elevation of grade at the **front lot line**, but in no case is that below grade setback to be greater than the above grade setback for the **building**; and
- (B) The **angular plane** requirements of regulation 40.10.40.70(3)(D) do not apply; and
- (C) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

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

(15) Exception CR 15

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

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, business offices and professional offices are also permitted if:
  - (i) offices, **retail stores**, **personal service shops** and **service shop** are located only on the **first floor**;
  - (ii) the maximum **gross floor area** used for offices, **retail stores**, **personal service shops** and **service shop** must not be more than 920 square metres;
  - (iii) the maximum **lot coverage** is 65%;
  - (iv) the Minimum **building setback** from a **lot line** is:
    - (a) zero metres from the **front lot line**;
    - (b) 9.9 metres from the **rear lot line**,
    - (c) 2.6 metres from the easterly **side lot line**; and
    - (d) 1.8 metres from the westerly **side lot line**; and
  - (v) the maximum **building** height is the lesser of 6 **storeys** and 20 metres.



Prevailing By-laws and Prevailing Sections:

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

(16) Exception CR 16

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

Site Specific Provisions:

- (A) The maximum **gross floor area** is 11,857 square metres;
- (B) The maximum **gross floor area** used for **retail stores, personal service shops and service shops** must not be more than 1145 square metres;
- (C) The maximum **gross floor area** used for a **community centre** is 232 square metres;
- (D) The maximum number of **dwelling units** is 101;
- (E) The minimum **building setbacks** are:
  - (i) 0.2 metres from the **lot line** abutting Bathurst St.;
  - (ii) 1.5 metres from the **lot line** abutting Lawrence Ave.
  - (iii) 1.7 metres from the southerly **lot line**;
  - (iv) 4.0 metres from the westerly **lot line**;
  - (v) 3.0 metres from the **lot line** that is opposite Bathurst St.; and
  - (vi) 4.0 metres from the **lot line** that is opposite Lawrence Ave.; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.164 for each 100 square metres of **gross floor area**;
- (G) The maximum **building** height is the lesser of 23 metres and 7 **storeys**; and
- (H) The maximum **lot coverage** is 55%.

Prevailing By-laws and Prevailing Sections:

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

(17) Exception CR 17

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

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, a **dwelling unit** in a **detached house** is also permitted if:
  - (i) there is a maximum of two **detached houses**;
  - (ii) the minimum **lot area** for each **building** is 527 square metres;
  - (iii) the minimum **lot frontage** is 12.1 metres;
  - (iv) the minimum **building setback** from a **lot line** for a **detached house** is:
    - (a) 6.1 metres from the **front lot line**;
    - (b) 1.2 metres from a **side lot line**; and
    - (c) 7.5 metres from a **rear lot line**; and
- (B) For the Commercial/ **Apartment building** the following applies:
  - (i) the minimum **building setback** from a **lot line** is:
    - (a) 2.7 metres from a **lot line** that abuts Glencairn Avenue;
    - (b) 16.15 metres from the westerly **lot line**;
    - (c) 18.0 metres from the **lot line** opposite the **lot line** along Glencairn Avenue; and
    - (d) zero metres from all other **lot line**; and
  - (ii) the maximum **gross floor area** is 6277.2 square metres, of which;



- (a) a maximum of 4945 square metres may be used for residential uses; and
- (b) a maximum of 167.2 square metres may be used for **ancillary** residential uses; and
- (iii) the maximum **lot coverage** is 40%; and
- (iv) the maximum **building** height is the lesser of 5 **storeys** and 17 metres.

Prevailing By-laws and Prevailing Sections:

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

(18) Exception CR 18

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(96) of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(19) Exception CR 19

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

Site Specific Provisions:

- (A) On 836-850 Yonge Street and 1-9A Yorkville Avenue, if the requirements of By-law 653-2015 are complied with, none of the provisions of 5.10.40.70, 40.5.40.10, 40.10.40.10(1), 40.10.40.40(1), 40.10.40.50(1), 40.10.40.60, 40.10.40.70(1)(a), Table 200.5.10.1, 220.5.10.1, 230.5.10.1, and 230.5.1.10(9) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law No. 646-2015; [ By-law: 348-2021 ]
- (B) Height shall be measured from the Canadian Geodetic Datum elevation of 116.35 metres;
- (C) The height of any **building** or **structure** erected on the lands must not exceed the maximum height in metres permitted as indicated by the numbers following the letter "H" as shown on Diagram 3 of By-law No. 646-2015; [ By-law: 348-2021 ]
- (D) Despite (C) and regulations 40.5.40.10(3)-(7), the following may exceed the height by 3.0 metres indicated by the numbers following the letter "H" as shown on Diagram 3 of By-law No. 646-2015: parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, roof drainage, window washing equipment, lightning rods, architectural features, **landscaping** and elements of a **green roof**; [ By-law: 348-2021 ]
- (E) The total **gross floor area** of all **buildings** and **structures** must not exceed a maximum of 40,600.0 square metres, and must not exceed:
  - (i) 38,776.0 square metres for residential uses permitted in regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B); and
  - (ii) 1,824.0 square metres for non-residential uses permitted in regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A);
- (F) **Amenity space** shall be provided at a minimum rate of 3.4 square metres for each **dwelling unit**, of which:
  - (i) at least 2.0 metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
- (G) No portions of a **building** or **structure** above grade shall extend beyond the areas delineated by heavy lines on Diagram 3 attached to By-law No. 646-2015, with the exception of:
  - (i) the permitted encroachments listed in Clause 40.5.40.60; and
  - (ii) cornices, light fixtures, ornamental elements, parapets, art and **landscaping** features, architectural flutes, patios, pillars, pergolas, trellises, terraces, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stair enclosures, doors, wheelchair ramps, fences,



screens, site servicing features, awnings and canopies, window washing equipment, and underground garage ramps and associated structures; [ By-law: 779-2015 ]

(H) **Parking spaces** shall be provided and maintained as follows:

- (i) a minimum of 0.28 residential **parking spaces** for each **dwelling unit**;
- (ii) no visitor **parking spaces** are required on the lands;
- (iii) no **parking spaces** are required for non-residential uses permitted in regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A); and
- (iv) up to 80 of the **parking spaces**, including 4 car share **parking spaces**, may have a minimum width of 2.35 metres, a minimum length of 4.39 metres, and a minimum height of 2.0 metres;

(I) A minimum of 327 **bicycle parking spaces** must be provided and maintained on the lands, of which:

- (i) a minimum of 7 **bicycle parking spaces** shall be allocated for short-term **bicycle parking spaces**; and
- (ii) a minimum of 320 **bicycle parking spaces** must be allocated for long-term **bicycle parking spaces**;

(J) A minimum of one Type "G" **loading space** and one Type "C" **loading space** shall be provided and maintained on the lands;

(K) A minimum of 10 percent of the total number of **dwelling units** on the **lot** shall have a minimum area of 74.0 square metres and shall contain at least three bedrooms;

(L) A minimum of 7 rental replacement **dwelling units** shall be provided contiguously on the lands pursuant to the terms of Schedule A of By-law No. 646-2015 and shall be comprised of 4 one bedroom **dwelling units** and 3 bachelor **dwelling units**; [ By-law: 348-2021 ]

(M) The **buildings** comprising the **heritage sites**, being those structures identified in Diagram 3 with a dashed outline and noted as "Heritage Buildings", shall be conserved in accordance with the Heritage Easement Agreement registered on title and the terms of Schedule A to By-law No. 646-2015; and [ By-law: 779-2015 ]

(N) Exception CR(x19) shall apply to all of the lands collectively regardless of future severance, partition or division.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law No. 438-86. [ By-law: 646-2015; 1682-2019 ]

(20) Exception CR 20

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 1129; and

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

(21) Exception CR 21

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

Site Specific Provisions:

(A) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;

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

- (i) the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
- (ii) 3.0 metres from a **lot line** abutting any other **street**; and

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



Prevailing By-laws and Prevailing Sections:

- (A) Exception number 25 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10010.

(22) Exception CR 22

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

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, a truck rental agency is also permitted; and  
(B) Despite regulations 40.10.40.10 (2), and 40.10.40.10 (3), the maximum height of a **building** or **structure** is 161.54 metres above sea level and eight **storeys**.

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

(23) Exception CR 23

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

Site Specific Provisions:

- (A) On 2112-2114 Yonge Street, if the requirements of By-law No. 1173-2015 are complied with, none of the provisions of: 5.10.40.70(2); 40.10.40.50(1); 40.10.40.60; 40.10.40.70(2); 200.5.1.10(2)(A)(iv); 200.5.10.1; Table 200.5.10.1; 230.5.1.10(9); 230.5.10.1(1); 230.5.10.1(1); Table 230.5.10.1(1); 230.5.10.1(5) apply to prevent the use or erection of a **mixed use building** that complies with the following:

- (i) the **lot** comprises the lands delineated by heavy lines on Diagram 1 of By-law 1173-2015;
- (ii) the **gross floor area** of the **mixed use building** does not exceed 7,200 square metres;
- (iii) a maximum of 80 **dwelling units** are permitted;
- (iv) no portion of any **building** or **structure** erected or used above grade on the **lot** may exceed the height limits above grade in metres specified by the numbers following the symbol "HT" as shown on Diagram 6 of By-law 1173-2015;
- (v) no portion of any **building** or **structure** erected or used above grade is located otherwise than wholly within the areas delineated by heavy lines as shown on Diagram 6 of By-law 1173-2015;
- (vi) nothing in (v) and (vi) above can prevent the following elements from projecting beyond the heavy lines and above the heights shown on Diagrams 6 of By-law 1173-2015:

- (a) eaves, canopies, cornices, lighting fixtures, awnings, fences and safety railings, architectural features, parapets, trellises, balustrades, window sills, window washing equipment, privacy screens, mechanical and architectural screens, guardrails, chimneys, vents, stacks, terraces, platforms, transformer vaults, wheelchair ramps, retaining walls, landscape features, ornamental structures, walkways, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, underground garage ramps and their associated **structures**, stair landings, planters, and public art features, elevator overruns and elements or structures on the roof of the **building** used for outside or open air recreation, green roof, safety or wind protection purposes;

- (vii) **amenity space** must be provided at a minimum rate of:

- (a) 2.0 square metres per **dwelling unit** of outdoor **amenity space**; and
- (b) 1.88 square metres per **dwelling unit** of indoor **amenity space**;

- (viii) **parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:

- (a) a minimum of 0.6 **parking spaces** per bachelor **dwelling unit** or one bedroom **dwelling unit**
- (b) a minimum of 0.75 **parking spaces** per two or more bedroom **dwelling unit**;



- (c) a minimum of 0.06 **parking spaces** per **dwelling unit** for visitors to the building
- (d) where the calculation of the required number of **parking spaces** results in a number containing a fraction, the number is rounded down to the nearest whole number, but there may not be less than a requirement of one **parking space**;
- (e) no **parking spaces** are required for the first 400 square metres of **retail store gross floor area**; and
- (f) a minimum of 1.0 **parking spaces** for each additional 100 square metres of **gross floor area** for **retail store** beyond the first 400 square metres
- (ix) a maximum of 20 **parking spaces** may have a width of 2.6 metres when obstructed on one side; and
- (x) **bicycle parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
  - (a) a minimum of 0.8 "long term" **bicycle parking spaces** for each **dwelling unit**;
  - (b) a minimum of 0.2 "short term" **bicycle parking spaces** for each **dwelling unit**;
  - (c) a minimum of 2 **bicycle parking spaces** for non-residential uses.

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

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

(24) Exception CR 24

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 19147;
- (B) Former City of North York by-law 14473; and
- (C) City of Toronto by-law 931-2009.

(25) Exception CR 25

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

Site Specific Provisions:

- (A) On 663 and 691 Kingston Road, if the requirements of this By-law No. 785-2015 are complied with, none of the provisions of 10.10.40.80(1)(C), 40.5.40.70.(1)(B), 40.10.40.1(1), 40.10.40.1(2)(A), 40.10.40.1(5)(A), 40.10.40.1(6), 40.10.40.10(2)(A), 40.10.40.10(5), 40.10.40.50(1), 40.10.40.70(2), 40.10.40.80(2), 40.10.50.10(2), 40.10.50.10(3), 200.5.10.1, 220.5.10.1(2), 220.5.10.1(3), 230.5.1.10(9)(B), apply to prevent the erection or use of a **mixed use building** if the **building** or **structure** complies with (B) to (O) below.
- (B) Within the hatched area shown on Diagram 3 of By-law No. 785-2015, the only uses permitted are two **dwelling units** in a **mixed use building**, a below grade **parking garage**, and the vehicular access.
- (C) The total **gross floor area** of the **building** must not exceed a maximum of 5,500 square metres and must not exceed:
  - (i) 4,875 square metres for the residential uses (**dwelling units**) in the **building**; and
  - (ii) 620 square metres for the non-residential use.
- (D) The maximum permitted number of **dwelling units** is forty-nine (49).
- (E) The height of any **building** or **structure** on the **lot** must not exceed the maximum height permitted as indicated by the letter "H" as shown on Diagram 5 of By-law No. 785-2015, measured from the Canadian Geodetic Datum elevation of 125.5 metres.
- (F) Despite (E) above, parapets, lighting fixtures, fences, safety railings, stairs, stair enclosures, terraces, landscape planters, trellises or privacy screens shall be permitted to project beyond the height



permitted provided the height of the fence, safety railing or privacy fence does not exceed 2.0 metres beyond the height indicated on Diagram 5 of By-law No. 785-2015.

- (G) No portion of any **building** or **structure** to be erected or used on the **lot** can extend beyond the lines delineated by the heavy lines on Diagram 4 and Diagram 5 of the By-law No. 785-2015.
- (H) Despite (G) above, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, canopies and other minor architectural projections are permitted to project no more than 0.45 metres, beyond the heavy lines on Diagram 4 and Diagram 5 of By-law No. 785-2015.
- (I) Despite (G) above, balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 5 on the north and west elevations of the **building**.
- (J) Despite (G) and (I) above, balconies are permitted to project not more than 2.25 metres beyond the heavy lines as shown on the south elevation of Diagram 5 for portions of the **building** beginning 4.0 metres and higher measured from the Canadian Geodetic Datum elevation of 125.5 metres.
- (K) No windows or doors are permitted on the south elevation of the **building** unless a minimum setback of 3.5 metres is provided between the **main wall** of the **building** and the south **lot line**.
- (L) Despite (K) above, doors are permitted on the south elevation of the **building** shown on Diagram 4.
- (M) **Parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 0.5 **parking spaces** for each bachelor or one-bedroom unit **dwelling unit**, a minimum of 0.7 **parking spaces** for each **dwelling unit** containing two-bedrooms, and a minimum of 1.1 **parking spaces** for each **dwelling unit** containing three-bedrooms must be provided on the **lot** in a **parking garage**; and
  - (ii) A minimum of 15 visitor **parking spaces** must be provided on the **lot** and be available for mutual use with the **apartment building** known municipally in the year 2014 as 622 and 646 Kingston Road.
- (N) One **loading space** must be provided on the **lot** in accordance with the following:
  - (i) A minimum length of 13.0 metres;
  - (ii) A minimum width of 4.0 metres; and
  - (iii) A minimum vertical clearance of 6.1 metres over at least the first 8.0 metres of the **loading space** measured from the end of the **loading space** opposite the entrance to it, and a vertical clearance of at least 4.3 metres over the balance of the **loading space**. [amended by by-lw 580-2017]
- (O) A minimum of 120 square metres of indoor **residential amenity space** must be provided on the **lot** and be available for mutual use with the **apartment building** known municipally in the year 2014 as 622 and 646 Kingston Road.

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

(26) Exception CR 26

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

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, a **vehicle fuel station** and a **service shop** is also permitted.

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

(27) Exception CR 27

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30963.



(28) Exception CR 28

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

Site Specific Provisions:

- (A) On 873-907 Kingston Road and 218-220 Balsam Avenue, if the requirements of this By-law No. 801-2015 are complied with, none of the provisions of 40.5.40.10(1), 40.5.40.10(5), 40.10.30.40(1), 40.10.40.10(2), 40.10.40.40(1), 40.10.40.50, 40.10.40.60(1), 40.10.40.60(9), 40.10.40.70(2), 40.10.50.10(2), 40.10.50.10(3), 40.10.80.20(2), 40.10.90.10(1), 40.10.90.40(3), 200.5.1.10(1), 200.5.10.1(6), Table 200.5.10.1, 220.5.10.1(2), 230.5.10.1(5), 230.40.1.20(1), 230.40.1.20(2) and 995.10.1 apply to prevent the erection or use of a **mixed use building** if the **building or structure** complies with B to O below.
- (B) In addition the uses permitted within the CR Zone a **club** is also a permitted use on the **lot**.
- (C) The **lot** comprised of those lands outlined by heavy black broken lines on Diagram 1 of By-law No. 801-2015.
- (D) No portion of any **building or structure** to be erected or used on the **lot** shall extend beyond the lines delineated by the heavy lines on Diagram 4 and heavy black broken lines on Diagram 5 of By-law No. 801-2015.
- (E) Despite (D), herein, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, canopies and other minor architectural projections shall be permitted to project no more than 0.45 metres, beyond the heavy lines on Diagram 4 and heavy black broken lines on Diagram 5 of By-law No. 801-2015.
- (F) Despite (D), herein balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 4 of By-law No. 801-2015 on the north elevation of the building and within the area above the loading space on the south elevation, beyond the heavy lines on Diagram 4 of By-law No. 801-2015.
- (G) The height of any **building or structure** on the **lot** must not exceed the maximum height permitted as indicated by the letter "H" as shown on Diagram 4 of By-law No. 801-2015, measured from the Canadian Geodetic Datum elevation of 128.725 metres.
- (H) Despite subsection (G) herein, parapets, lighting fixtures, fences, safety railings, stairs, stair enclosures, terraces, landscape planters, trellises or privacy screens shall be permitted to project beyond the height permitted provided the height of the fence, safety railing or privacy fence does not exceed 2.0 metres beyond the height stipulated on Diagram 4 and Diagram 5 of By-law No. 801-2015.
- (I) The total **gross floor area** of the **building** must not exceed a maximum of 14,750 square metres and must not exceed:
  - (i) 10,300 square metres for the residential uses (**dwelling units**) in the building; and
  - (ii) 4,450 square metres for the non-residential use and the non-residential use shall be used for a **club** for the Y.M.C.A.
- (J) The maximum permitted number of **dwelling units** on the lot is ninety-three (93).
- (K) **Parking spaces** must be provided in the **parking garage** in accordance with the following:
  - (i) A minimum of 0.5 **parking spaces** for each bachelor or one-bedroom **dwelling unit** and a minimum of 0.75 **parking spaces** for each **dwelling unit** containing two or more bedrooms shall be provided in the **parking garage**;
  - (ii) No exclusive **parking spaces** are required for visitors of the **dwelling units** or the non-residential use; and
  - (iii) The **public parking** must contain a minimum of 61 **parking spaces**.
- (L) Despite 200.5.1.10(2), the **parking spaces** required by Section (K)(iii) of this By-law may have a minimum length of 5.2 metres, provided they are accessed by a drive aisle having a width of 7.0 metres or more.
- (M) Despite 200.5.1.10(2), a maximum of 2 **parking spaces** may have dimensions of no less than 2.6 in width, 5.2 in length and 2.0 metres in height despite being obstructed on one side.
- (N) One loading space must be provided on the **lot** in accordance with the following:
  - (i) A minimum length of 13.0 metres;



- (ii) A minimum width of 4.0 metres; and
- (iii) A minimum vertical clearance of 6.1 metres over at least the first 8.0 metres of the loading, space measured from the entrance to the loading space, and a vertical clearance of at least 4.3 metres over the balance of the loading space.

(O) Except as otherwise provided herein, the provisions of By-law No. 569-2013, as amended, shall continue to apply to the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 801-2015 ]

(29) Exception CR 29

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(30) Exception CR 30

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

Site Specific Provisions:

- (A) On 2978-2988 Dundas Street West and 406-408 Pacific Avenue, none of the provisions of 40.5.40.10 (4), 40.10.40.10 (2), 40.10.40.10(5), 40.10.40.40(1), 40.10.40.60 (1)(C)(i), 40.10.40.70 (2)(C), 40.10.40.70(2)(E) and (F), 40.10.40.70 (2)(G), 40.10.40.80(2)(B) 40.10.80.20, 220.5.1(2), 220.5.10.1 and 220.5.20.1(A)(ii) will prevent the erection or use of a **building, structure**, addition or enlargement if it complies with the requirements of (B) to (O) below;
- (B) The total floor space index of all **buildings** on the **lot** does not exceed 4.5, of which:
  - (i) the floor space index of **residential** uses on the **lot** does not exceed 3.9; and
  - (ii) the floor space index of **non-residential** uses on the **lot** does not exceed 0.6;
- (C) The maximum number of **dwelling units** on the **lot** does not exceed 80 **dwelling units**;
- (D) At least 25 percent of all **dwelling units** on the **lot** must have two or more bedrooms, and at least 10 percent of all **dwelling units** on the **lot** must have three or more bedrooms;
- (E) The height of any **building or structure**, as measured from an elevation of 118.72 metres, must not exceed the height in metres specified by the number following the symbol HT on Diagram 3 of By-law 1264-2018;
- (F) Despite (E) above, the following **building** elements and **structures** are permitted to exceed the maximum heights on Diagram 3 of By-law 1264-2018:
  - (i) Railings - a maximum vertical projection of 1.2 metres above the heights shown on Diagram 3;
  - (ii) Fences, privacy screens - a maximum vertical projection of 2.5 metres above the heights shown on Diagram 3;
  - (iii) Parapets - a maximum vertical projection of 1.0 metres above the heights shown on Diagram 3; and
  - (iv) **Structures** used for outside or open air recreation, safety or wind protection purposes, provided these **structures** must not enclose space so as to constitute a form of penthouse or other room or rooms - a maximum vertical projection of 3.0 metres above the heights shown on Diagram 3;
- (G) No portion of any **building or structure** can extend beyond the areas delineated by heavy lines shown of Diagram 3 of By-law 1264-2018;
- (H) Despite (G) above, the following **building** elements and **structures** are permitted to encroach beyond the heavy lines specified on Diagram 3 of By-law 1264-2018, subject to the following limitations:



- (i) Eaves, cornices, window sills, light fixtures, railings, bollards, wheelchair ramps, stairs, stair enclosures, landscape planters and other similar architectural projections may extend beyond the heavy lines by 0.6 metres; and
- (ii) Canopies, awnings or similar **structures** may extend beyond the heavy lines by 1.5 metres;
- (I) The required minimum height of the first **storey**, as measured between the floor of the first **storey** and the floor of the second **storey**, is 4.0 metres;
- (J) A platform attached to the front **main wall** of a **building** may be located above the first **storey**;
- (K) Where the **main wall** of a **building** has windows or openings, the **main wall** must be set back 5.5 metres from a **side lot line** if that **side lot line** does not abut a **street**;
- (L) A **parking space** that is not in a **building** or **structure** must be set back at least 6.0 metres from a **lot** in the Residential Zone category;
- (M) One Type 'G' **loading space** must be provided on the **lot**;
- (N) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a temporary sales office or temporary construction office.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86. [ By-law: 1264-2018 ]

(31) Exception CR 31

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(80) of North York zoning by-law 7625.

(32) Exception CR 32

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

Site Specific Provisions:

- (A) On 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway, if the requirements of By-law 1364-2015, including the portions relating to agreements pursuant to section 37 of the *Planning Act*, are complied with, none of the provisions of Clauses and Regulations 5.10.40.70 (1) to (4), 40.5.40.10 (1), (2), (3), (4), (5), (6) and (7), 40.5.40.40, 40.10.20.100 (13), (17), (26) and (39), 40.10.40.1 (1), 40.10.40.10 (2) and (5), 40.10.40.11, 40.10.40.40 (1), 40.10.40.50 (1), 40.10.40.60, 40.10.40.70 (2), 40.10.40.80 (2), 40.10.100.10 (1), 150.90.20.1 (1), 150.94.30.1, 150.94.40.1 (1), 150.94.50.1, 200.5.10.1, 200.15.1.5, 220.5.1 (2), 220.5.10.1, 230.5.1.10 (9), 230.5.10.1 (1), (2), and (5), and 230.40.1.20 (2), apply to prevent the erection or use of a **building**, **structure**, addition or enlargement, uses **ancillary** thereto, permitted by (B) to (V) below;
- (B) The total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 117,800.0 square metres; and:
  - (i) the total **residential gross floor area** must not exceed 65,650.0 square metres; and
  - (ii) the total **non-residential gross floor area** must not exceed 52,150.0 square metres;
- (C) Height is measured from 81.0 metres above sea level based on the Canadian Geodetic elevation datum, to the highest point of the building or structure;
- (D) No portion of any **building** or **structure** on the **lot**, excluding canopies, awnings, building cornices, window washing equipment, lighting fixtures, ornamental elements, lightning rods, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, balconies, terraces, stairs, stair enclosures, wheel chair ramps, underground garage ramps, landscape and green roof elements, swimming pools and jacuzzis including associated decks, partitions dividing outdoor recreation areas, wind mitigation and public art elements, air intakes, vents and ventilating equipment, chimney stacks, exhaust flues and garbage chute overruns and associated structures may have a height of 1.0 metres greater than the height in metres specified by the number following the H symbol as shown on Diagram 3 of By-law 1364-2015;
- (E) The portions of a **building** or **structure** above grade must be located within the areas outlined in Diagram 3 of By-law 1364-2015, except that canopies, awnings, building cornices, window washing equipment, lighting



fixtures, ornamental elements, lightning rods, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, terraces, stairs, stair enclosures, wheel chair ramps, underground garage ramps, landscape and green roof elements, swimming pools and jacuzzis including associated decks, partitions dividing outdoor recreation areas, wind mitigation and public art elements, air intakes, vents and ventilating equipment, chimney stacks, exhaust flues and garbage chute overruns and associated structures may extend 1.0 metre beyond the areas outlined in heavy lines shown on Diagram 3 of By-law 1364-2015;

- (F) The portions of a **building** or **structure** above grade must be located within the areas outlined in Diagram 3 of By-law 1364-2015, except that balconies may extend a maximum of 2.0 metres beyond the heavy lines shown on Diagram 3 as measured perpendicular to the exterior walls of the building;
- (G) **Amenity space** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 1.55 square metres of indoor residential **amenity space** per **dwelling unit** must be provided and maintained on the **lot** in a multi-purpose room or rooms at least one of which contains a kitchen and a washroom; and
  - (ii) a minimum of 1.35 square metres of outdoor **amenity space** per **dwelling unit** must be provided and maintained on the **lot**, a minimum of 40 square metres of which must be in a location adjoining or directly accessible from a portion of the indoor residential **amenity space**;
- (H) **Parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.52 **parking spaces** per **dwelling unit** for residents;
  - (ii) a minimum of 0.15 **parking spaces** per **dwelling unit** for residential visitors;
  - (iii) a minimum of 1 **parking space** per 100 square metres of non-residential **gross floor area**, excluding the **gross floor area** of a **vehicle dealership** and a **vehicle service shop**;
  - (iv) a minimum of 1 **parking space** 100 square metres of **gross floor area** used for a **vehicle dealership** or **vehicle service shop** that is located above grade;
  - (v) **parking spaces** used for an automobile showroom, automobile servicing, or automobile inventory associated with a **vehicle dealership** or **vehicle service shop** on the **lot**, may be provided in tandem despite the definition of **parking space** in By-law 569-2013 and may have dimensions which are smaller than otherwise required by section 200.5.1.10(2) of By-law 569-2013;
  - (vi) a minimum of 5 **auto-share parking spaces** in a publicly-accessible location on the **lot**; and
  - (vii) The required **auto-share parking spaces** may replace the **parking spaces** otherwise required for residential occupants, up to a maximum of 15 **auto-share parking spaces**;
- (J) Sharing of **parking spaces** required under (H)(ii), (H)(iii) and (H)(iv) above can be permitted in accordance with the **Parking Space** occupancy rates outlined in Table 970.10.15.5 of By-law 569-2013; [ By-law: 89-2022 ]
- (K) A minimum amount of **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) 0.9 long-term **bicycle parking spaces** per **dwelling unit** for residents;
  - (ii) 0.1 short-term **bicycle parking spaces** per **dwelling unit** for residential visitors;
  - (iii) 5 long-term **bicycle parking spaces** for retail occupants/employees located in **Parcel A**;
  - (iv) 10 long-term **bicycle parking spaces** for retail occupants/employees for **retail stores** or **retail services** located in **Parcel B**;
  - (v) 9 short-term **bicycle parking spaces** for retail visitors for **retail stores** or **retail services** located in **Parcel A**;
  - (vi) 16 short-term **bicycle parking spaces** for retail visitors for **retail stores** or **retail services** located in **Parcel B**;
  - (vii) 20 **bicycle parking spaces** for **vehicle dealership** and **vehicle service shop** occupants and visitors; and
  - (viii) the location of the required long-term **bicycle parking spaces** must be located on the **lot** in a weather protected location either at grade or one level below grade and the location of required short-term **bicycle parking spaces** must be located on the **lot** at grade;
- (L) A minimum of two Type "B" **loading spaces**, one Type "C" **loading space**, one Type "G" **loading space**, and one lay-by for a car-carrier vehicle must be provided on **Parcel A**;
- (M) A minimum of two Type "B" **loading spaces** must be provided on **Parcel B**;



- (N) A minimum of one Type "G" **loading space** must be provided on **Parcel B**, unless already provided on **Parcel A**;
- (O) In addition to the permitted uses identified in Section 40.10.20.10 of By-law 569-2013, **auto-share**, **auto-share parking space**, and **public parking** are also permitted uses on the **lot**;
- (P) A minimum of three (3) non-residential units must have **frontage** on Queen Street East and be directly accessible from Queen Street East;
- (Q) **Dwelling units** are not permitted on the **first floor** or any level below grade;
- (R) A **vehicle dealership** and **vehicle service shop** are only permitted on Parcel A;
- (S) The **first floor** of the **building or structure** on **Parcel A** must be setback a minimum of 0.815 metres from the property line along East Don Roadway;
- (T) Despite any other provisions of this By-law, if construction proceeds in phases, the first phase of construction must occur on **Parcel A** and despite Sections (E), (F), (G), (H) and (I) herein, prior to the completion of construction on **Parcel B**:
  - (i) the combined **residential gross floor area** and **non-residential gross floor area** erected or used on Parcel A must not exceed 89,000.0 square metres, of which not more than 48,200.0 square metres can be **residential gross floor area** and not more than 40,800.0 square metres can be **non-residential gross floor area**;
- (U) **Parcel A** and **Parcel B** mean the lands identified as **Parcel A** and **Parcel B** respectively on Diagram 1 of By-law 1364-2015;
- (V) Exception CR (x32) shall apply to all of the lands collectively regardless of future severance, partition or division;
- (W) For the purpose of this Exception CR (x32), all bold-type words and expressions have the same meaning as defined in By-law 569-2013, as amended, with the exception of the following:
  - (i) **Auto-share** means the practice where a number of people share the use of one or more automobiles that are owned by a profit or non-profit automobile-sharing organization and where such organization may require that use of automobiles reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the automobile-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) **Auto-share parking space** means a parking space that is reserved and actively used for **auto-share**.

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

(33) Exception CR 33

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(3) of North York zoning by-law 7625.

(34) Exception CR 34

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27074; and



(B) Former City of North York by-law 27289.

(35) Exception CR 35

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(36) Exception CR 36

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

Site Specific Provisions:

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

- (i) Danforth Rd. is the greater of 16.5 metres, from the original centre line of Danforth Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; and
- (ii) any other **street**, is 3.0 metres; and

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

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

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

(37) Exception CR 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 **lot line** abutting Rogers Road is the **front lot line**;

(B) The main entrance for an **apartment building** must have direct access to a **street**;

(C) Despite regulation 40.5.40.10(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) Regulation 40.10.40.1(1) does not apply;

(E) Despite regulation 40.10.40.10(5) the required minimum height of the first **storey**, measured from top of the **first floor** to the bottom of the second floor is 3.6 metres;

(F) Despite regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 2.0 square metres for each **dwelling unit**;

(G) Despite regulations 40.10.40.70(2)(A) and 40.10.40.70(4), the minimum **building setback** from a **lot line** that abuts:

- (i) Rogers Road is 3.0 metres;
- (ii) Bicknell Avenue is 2.5 metres; and
- (iii) the west **lot line** is 1.2 metres;

(H) Despite regulation 40.10.40.70(2)(C), where the **main wall** of a building has windows or openings, the **main wall** must be set back at least 1.2 metres from a **side lot line** that is not a **street** or **lane**, otherwise no **building setback** is required;

(I) Despite regulation 40.10.50.10(1)(A):

- (i) a minimum of 44% of the area of the lands must be **landscaping**; and
- (ii) a minimum of 55% of the **landscaping** area required in (i) above, must be **soft landscaping**;



- (J) Despite regulation 40.10.40.80(2), the required minimum above ground separation distance between **main walls** of any two **buildings** is:
- (i) 10.0 metres if there are no windows in the **main wall** of one or more of the **buildings**; and
  - (ii) 12.0 metres if each **main wall** has windows;
- (K) Despite regulation 40.10.90.40(2), vehicle access to a required **loading space** may be through the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5);
- (L) 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**;
- (M) Visitor **parking spaces** may be located on the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5);
- (N) A **parking spaces** for non-residential uses on the lands with the zone label on the Zoning By-law Map CR 2.6 (c0.25 r2.6) SS2 (x37) may be located on the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5) if the non-residential **gross floor area** is more than 200 square metres;
- (O) Despite regulation 200.5.10 (1), the **parking spaces** referred to in (N) above must be provided at a rate of 1.5 for each 100 square metres of non-residential **gross floor area**;
- (P) 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;
- (Q) Despite regulation 230.5.1.10(6), a maximum 5 "long-term" **bicycle parking spaces** may be located outside of a **building**;
- (R) 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 may be located on the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 218-2016 ]

(38) Exception CR 38

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(6) of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(39) Exception CR 39

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(40) Exception CR 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) A maximum of 82 **dwelling units** is permitted.



- (B) The height of any **building** or **structure** will be measured from the Canadian Geodetic elevation of 187.83 AMSL.
- (C) The height of any portion of a **building** or **structure** above **established grade**, including balcony railings, but excluding mechanical rooms, must not exceed the horizontal distance between that portion of the **building** and the north **lot line**.
- (D) The permitted maximum **gross floor area** is 6,500.0 square metres.
- (E) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are shown on Diagram 7 of By-law 936-2016.
- (F) Despite (E) above, the **building setbacks** for an underground parking structure may be 0.0 metres.
- (G) Despite (E) above, the following **building** elements and **structures** may encroach into a required building setback as follows:
  - (i) an architectural roof overhang feature may project horizontally a maximum of 2.0 m from the wall(s) to which it is attached;
  - (ii) a balcony may project horizontally a maximum of 1.5 m from the wall(s) to which it is attached;
  - (iii) a canopy may project horizontally a maximum of 2.0 m from the wall(s) to which it is attached;
  - (iv) an exterior stairway; and
  - (v) a patio.
- (H) Despite Clause 40.10.50.10, a minimum 1.7-metre wide strip of **landscaping** must be provided along the north lot line.
- (I) A 1.8-metre tall wood board-on-board fence must be located along the north lot line.
- (J) Despite Regulation 40.10.40.50(1), **Amenity space** must be provided at a minimum rate of 1.5 square metres per **dwelling unit** of indoor **amenity space** and 2.3 square metres per **dwelling unit** of outdoor **amenity space**.
- (K) Despite Regulation 40.10.90.10(1), a **loading space** may be permitted in a **rear yard**.
- (L) Despite Table 200.5.10.1, no **parking spaces** are required for the first 200 square metres of **gross floor area** for non-residential uses located on the ground floor.
- (M) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum of 0.15 short term **bicycle parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.6 long term **bicycle parking spaces** for each **dwelling unit**; and
  - (iii) a minimum of 0.13 bicycle parking spaces must be provided for every 100 square metres of non-residential **gross floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 936-2016 ]

**(41) Exception CR 41**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(63) of North York zoning by-law 7625.

**(42) Exception CR 42**

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

Site Specific Provisions:

- (A) In addition to the uses permitted an **amusement arcade** is also permitted if:
  - (i) it does not include pinball or video game **amusement devices**;
  - (ii) it is operated in conjunction with an **eating establishment**;



- (iii) the total number of **amusement devices** exclusive of children's **amusement devices** is 40;
- (iv) the **interior floor area** used for **amusement devices** exclusive of children's **amusement devices** must not be more than 12% of the total **gross floor area**; and
- (v) access to the **amusement arcade** must be through the restaurant.

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

(43) Exception CR 43

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(44) Exception CR 44

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(45) Exception CR 45

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(44) of North York zoning by-law 7625.

(46) Exception CR 46

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(49) of North York zoning by-law 7625.

(47) Exception CR 47

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(91) of North York zoning by-law 7625.

(49) Exception CR 49

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Section 64.23(60) of North York zoning by-law 7625.

(50) Exception CR 50

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(29) of North York zoning by-law 7625.

(51) Exception CR 51

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

Site Specific Provisions:

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

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

(B) The maximum **lot coverage** is 25%;

(C) The maximum **building** height is the lesser of 2 **storeys** and 8 metres;

(D) The maximum number of **eating establishment** operating in the **building** at one time must not be more than 2;

(E) The maximum **gross floor area** devoted to **eating establishments** must not be more than 226.4 square metres; and

(F) The westerly and southerly 1.5 metres of the site must be **landscaped** and a 0.9 metres high masonry wall must be erected along the westerly and southerly limits of the site.

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

(52) Exception CR 52

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

Site Specific Provisions:

(A) The **angular plane** requirements of regulation 40.10.40.70(3)(D) do not apply; and

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

Prevailing By-laws and Prevailing Sections:

(C) Section 64.26(3) of North York zoning by-law 7625.

(53) Exception CR 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) On 1001 Ellesmere Road, if all of the requirements of By-law 892-2016(OMB) are complied with, none of the provisions of clauses 40.10.40.10 and 40.10.50.10, and regulations 40.10.40(1), 40.10.40.70(4),



40.10.90.10(1), 40.10.90.40(3), 40.10.100.10 (1) and 200.5.10.1(1) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in regulations (B) to (G) below;

- (B) The required minimum **gross floor area** of all **buildings** (minus the **gross floor area** of all **basements**) is 6,500 square metres;
- (C) The permitted maximum **lot coverage** is 40 percent;
- (D) The minimum required **building setback** in a **street yard** is 3.0 metres;
- (E) The minimum required **building setback** from **lot lines** that do not abut a **street** is 15.0 metres;
- (F) Despite clauses 40.10.20.10 and 40.10.20.20, the only uses permitted are Financial **Institution**, Medical Office, Office, **Personal Service Shop, Retail Store, Eating Establishment** and **Take-out Eating Establishment**; and
- (G) Despite clauses 40.10.20.10 and 40.10.20.20, Business and Trade School, Data Storage Facility, **Performing Arts Studio, Pet Services**, Fitness Centre and **Veterinary Hospital** are also permitted if they do not individually or collectively exceed 20 percent of the **gross floor area** of all **buildings** (minus the **gross floor area** of all **basements**).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 892-2016 (OMB) ]

(54) Exception CR 54

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(47) of North York zoning by-law 7625.

(55) Exception CR 55

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 28931.

(56) Exception CR 56

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 11371.

(57) Exception CR 57

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 40, 46, 48, 50, 52 and 60 McCaul Street and 10 Stephanie Street, if the requirements of By-law 592-2017 are complied with, none of the provisions of 40.5.40.10, 40.10.30.1.(1), 40.10.40.1.(1), 40.10.40.1.(2)(A), 40.10.40.1.(6), 40.10.40.10.(2), 40.10.40.10.(5), 40.10.40.40.(1), 40.10.40.40.(1)(A), 40.10.40.40.(1)(C), 40.10.40.50.(1), 40.10.40.50.(1)(B), 40.10.40.70.(1), 40.10.40.70.(2), 40.10.40.80., 40.10.50.10, 40.10.50.10.(3), 200.5.10.1, 220.5.20.1.(1), 220.5.20.1.(3)(A), 230.5.1.10.(4)(a), 230.5.1.10.(8), 230.5.10.1, and 600.10.10 apply to prevent the erection or use of a building, structure, addition or enlargement permitted in By-law 592-2017. [ By-law: 592-2017 ]



- (B) Despite the uses listed in Article 40.10.20, the only uses permitted on Parcel B, as outlined by heavy lines on Diagram 3 of By-law 113-2017, are an **art gallery** and **ancillary uses**;
- (C) Despite the definition for **art gallery** in 800.50(60), public viewing is not required;
- (D) The height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 92.77 metres, and must not exceed the height in metres specified by the numbers following the symbol H on Diagram 4 in By-law 113-2017;
- (E) The cantilevered portion of the **building** within 8 metres of Stephanie Street must commence as measured from the Canadian Geodetic Datum Elevation of 92.77 metres as shown and described on Diagram 4 in By-law 113-2017;
- (F) Despite (D) above, the following elements may exceed the height indicated by the numbers following the letter H shown on Diagram 4 of By-law 113-2017, by a maximum of 2.5 metres:
  - (i) dividers, decorative screens, light monitors, light fixtures, ornamental elements, trellises, landscape elements, elements of a green roof, wind mitigation features, privacy screens, planters, balustrades, open air recreation, safety and wind protection features, window washing equipment, unenclosed heating, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, and cellular arrays;
- (G) The maximum permitted **gross floor area** of all **buildings** on Parcel A, as outlined by heavy lines on Diagram 3 of By-law 113-2017, must not exceed 13,925 square metres, of which:
  - (i) A maximum of 13,775 square metres of **gross floor area** may be used for residential uses; and
  - (ii) A maximum of 150 square metres of **gross floor area** may be used for non-residential uses;
- (H) The maximum **gross floor area** of all **buildings** on Parcel B, as outlined by heavy lines on Diagram 3 of By-law 113-2017, must not exceed 1,700 square metres;
- (I) No **gross floor area** is permitted above ground level on Area 1, as outlined by heavy lines on Diagram 3 of By-law 113-2017;
- (J) The total number of **dwelling units** permitted on Parcel A, as delineated by a heavy line on Diagram 3 of By-law 113-2017, must not exceed 190;
- (K) The above grade portion of any **building** or **structure** erected on the **lot** must be wholly located within the areas delineated by heavy lines shown on Diagram 4 of By-law 113-2017;
- (L) Despite (K) above, the following elements may be located outside of the heavy lines on Diagram 4 of By-law 113-2017, up to a maximum of 3.0 metres:
  - (i) Canopies, awnings, balconies, terraces, **building** cornices, light fixtures, ornamental or architectural elements, parapets, trellises, window sills, fences, safety railings, guardrails, balustrades, railings, stairs, stair enclosures, wheelchair ramps, overhangs, landscape elements, screens, planters, underground garage ramps and their associated **structures**, retaining walls, air shafts, garbage storage areas, public art, transformer vaults and elements required for the functional operation of the **building**.
- (M) The required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, must be 2.57 metres;
- (N) **Amenity space** must be provided and maintained on Parcel A, as outlined by heavy lines on Diagram 3 of By-law 113-2017, as follows:
  - (i) The greater of 380 square metres, or 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) The greater of 246 square metres or 1.29 square metres for each **dwelling unit** as outdoor **amenity space**;
- (O) A minimum of 10 percent of the **dwelling units** constructed on Parcel A, as delineated by a heavy line on Diagram 3 of By-law 113-2017, must be provided as three-bedroom **dwelling units** with a minimum unit size of 92.9 square metres;
- (P) A minimum of one type "G" **loading space** must be provided on the **lot**;
- (Q) A minimum of one type "C" **loading space** must be provided on the **lot**;
- (R) **Parking spaces** must be provided on the **lot** in accordance with the following minimum requirements:
  - (i) A minimum of 85 **parking spaces** for residents; and



- (ii) A minimum of 11 parking spaces for visitors;
- (S) The required minimum above-ground distance between a **main wall** with windows and openings facing another **main wall** with windows and openings on the same **lot** must be a minimum of 6.0 metres;
- (T) No landscaping or fencing is required along any portion of a **lot line** that abuts a property in the Residential Zone category;
- (U) The **vehicle** entrance and exit and two-way **driveway** to any Type "C" loading space provided at ground level must have a minimum width of 5.15 metres;
- (V) Each stacked **bicycle parking space** must have a minimum vertical clearance of 1.2 metres and a minimum width of 0.46 metres;
- (W) A minimum of 190 **bicycle parking spaces** must be provided for the use of the **lot**, to consist of:
  - (i) A minimum of 172 long term **bicycle parking spaces** must be provided on the **lot**;
  - (ii) A minimum of 14 short term bicycle parking spaces must be provided on the **lot**; and
  - (iii) A minimum of 5 short term **bicycle parking spaces** may be provided on the **lot** and/or within the public right-of-way adjacent to the **lot**;
- (X) None of the provisions of this By-law will apply to prevent a temporary sales office from being erected or used on the **lot**; and
- (Y) Notwithstanding any existing or future severances, partition, or division of the **lot**, the provisions of this By-law will apply to the whole of the **lot** as if no severance, partition, or division had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 113-2017 ]

(58) Exception CR 58

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(59) Exception CR 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) On 225 Jarvis Street, if the requirements of By-law 765-2020(OMB) are complied with, none of the provisions of 5.10.40.70 (1) and (2), 40.5.40.10, 40.10.20.100(1.A) and (4), 40.10.40.1(1), 40.10.40.10(2), 40.10.40.40(1), 40.10.40.50(1), 40.10.40.60, 40.10.40.70(2) and (4), 40.10.40.80(2), 40.10.50.10(2) and (3), 40.10.100.10(1), 150.100.30.1(1), 200.5.10.1(1), 200.15.1.5(1), 220.5.1, 220.5.10.1. and 230.5.10.1 apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law 765-2020(OMB);
- (B) The total **gross floor area** of all **buildings** and **structures** must not exceed a maximum of 56,100 square metres, of which:
  - (i) the residential **gross floor area** shall not exceed 43,000 square metres; and
  - (ii) the non-residential **gross floor area** shall not exceed 13,100 square metres;
- (C) Height shall be measured from Canadian Geodetic Datum elevation of 88.55 metres;
- (D) The height of any **building** or **structure**, erected on the lands must not exceed the height in metres permitted as indicated by the numbers following the letter "H" on Diagram 3 of By-law 765-2020(OMB);
- (E) Despite (D), but subject to the provisions of (F) below, the following may exceed the height indicated by the numbers following the letter "H" as shown on Diagram 3 of By-law 765-2020(OMB):
  - (i) A stair tower, elevator shaft, chimney stack or other heating, cooling or ventilation equipment or window washing equipment on the roof of the **building** or a fence, wall, decorative feature or



- structure** enclosing such elements may exceed the height limits on the attached Diagram 3 of By-law 765-2020(OMB) by no more than 8.0 metres;
- (ii) A **structure** located on the roof of the **building** used for outside or open air recreation, maintenance, **landscaping**, privacy, safety or wind protection may exceed the height limits shown on the attached Diagram 3 of By-law 765-2020(OMB) by no more than 3.0 metres;
  - (iii) The **structures**, elements and enclosures permitted by (G) of this Exception may exceed the height limits shown on the attached Diagram 3 of By-law 765-2020(OMB) by no more than 3.0 metres;
- (F) Notwithstanding the height encroachments permitted by (E) of this Exception, no portion of any **building** or **structure** or use, either temporary or permanent, shall have a height above 116.5 metres for any portion of the lands located within 0.6 metres north of any portion of Line A and for any portion of the lands located south of any portion of Line A;
- (G) Subject to the provisions of (H) below, no portion of any **building** or **structure** erected above grade shall be located otherwise than wholly within the areas delineated by heavy lines on the attached Diagram 3 of By-law 765-2020(OMB), except for the following:
- (i) Light fixtures, cornices, sills, eaves, mullions, canopies, awnings, parapets, trellises, ornamental and architectural elements, guardrails, balustrades, railings, stairs, stair enclosures, stair landings, terraces, balconies, platforms, wheel chair ramps, vents, air shafts, underground garage ramps and their associated **structures**, privacy screens and walls, fences, bollards, retaining walls, landscape features and vegetation, lightning rods, transformer vaults and elements required for the functional operation of the **building**, window washing equipment, aircraft warning features, patio tables and chairs and public art features.
- (H) Notwithstanding the encroachments permitted by (G) of this Exception, no portion of any **building** or **structure** or use, either temporary or permanent, above a height of 116.5 metres shall be located south of any portion of Line A identified on Diagram 3 of By-law 765-2020(OMB);
- (I) The **building** shall be setback 3.0 metres from Jarvis Street between a height of 18.4 metres and 26.0 metres as shown on Diagram 3 of By-law 765-2020(OMB);
- (J) A minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit** shall be provided on the **lot**. Indoor **amenity space** provided in the **building** or **structure** above the minimum requirement of 2.0 square metres per **dwelling unit** is permitted to be shared between all residential and non-residential uses provided on the **lot**;
- (K) A minimum of 860 square metres of outdoor **amenity space** shall be provided on the **lot**;
- (L) **Parking spaces** for residential uses within the **building** must be maintained on the **lot** in accordance with the following:
- (i) A minimum of 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) A minimum of 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) A minimum of 0.75 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) A minimum of 1.0 **parking space** for each three bedroom **dwelling unit**; and
  - (v) A minimum of 0.06 **parking spaces** for each **dwelling unit** for visitors to the **building**.
- (M) **Parking spaces** for non-residential uses within the **building** must be maintained on the **lot** in accordance with the following:
- (i) A minimum of 0.2 parking spaces per 100 square metres of non-residential **gross floor area**.
- (N) **Bicycle parking spaces** for residential uses shall be provided on the **lot** as follows:
- (i) A minimum of 0.9 long term **bicycle parking spaces** per **dwelling unit**; and
  - (ii) A minimum of 0.1 short term **bicycle parking spaces** per **dwelling unit**.
- (O) **Bicycle parking spaces** for non-residential uses shall be provided on the **lot** as follows:
- (i) 6 short term **bicycle parking spaces**; and
  - (ii) 2 long **bicycle parking spaces**.
- (P) The minimum number of **loading spaces** to be provided and maintained on the **lot** shall be:
- (i) Two (2) **loading spaces** – type B;



- (ii) Two (2) **loading spaces** – type C; and
  - (iii) One (1) **loading space** – type G.
- (Q) Despite any existing or future severance, partition, or division of the lot, the provisions of Exception CR (x59) shall apply to the whole of the lands as if no severance, partition or division occurred;
- (R) None of the provisions of By-law 569-2013 or the provisions of Exception CR (x59), other than (F) and (H), shall apply to prevent the erection and use of a temporary sales office anywhere on the lands for the purpose of selling **dwelling units** permitted by this Exception.
- (S) Definitions:
- (i) "Line A" shall mean the dashed line identified as Line A on Diagram 3 attached to By-law 765-2020(OMB).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 765-2020(OMB) ]

(60) Exception CR 60

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(62) of North York zoning by-law 7625.

(62) Exception CR 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 760-762 Yonge Street, 768-784 Yonge Street and 1-11 Bloor Street West, if the requirements of Section 6 and Schedule A of By-law 685-2020(LPAT) are complied with, **buildings or structures** may be constructed in compliance with (B) to (T) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 115.8 metres in the year 2019 and the elevation of the highest point of the **building or structure**;
- (C) Despite Regulation 40.10.40.10(1), no portion of a **building or structure** erected on the lands may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 685-2020(LPAT);
- (D) Despite (C) above, and regulations 40.5.40.10(3) to (7), the following **building** elements are permitted to project above the heights shown on Diagram 3 of By-law 685-2020(LPAT):
  - (i) window washing equipment, **building** maintenance units, trellises, canopies and outdoor amenity **structures** – a maximum vertical projection of 5.3 metres; [ By-law: 1092-2021 ]
  - (ii) main entrance canopies – a maximum vertical projection of 14.0 metres above the height within any area not having a height limit shown on Diagram 3; [ By-law: 1092-2021 ]
  - (iii) parapets, railings, guard rails and lightning rods – a maximum vertical projection of 1.8 metres;
  - (iv) wind protection screens, stairs, and stair and elevator enclosures and terrace dividers – a maximum vertical projection of 3.0 metres;
  - (v) roof drainage – a maximum vertical projection of 0.5 metres;
  - (vi) architectural features, pillars, columns, piers, beams, hybrid exoskeleton **structures** and hybrid exoskeleton cladding – a maximum vertical projection of 16.5 metres above the height within the area identified as HT 292.5 as shown on Diagram 3 of By-law 685-2020(LPAT); and
  - (vii) hard and **soft landscaping** and public art;
- (E) Regulation 600.10.10 with respect to **Building Setbacks** does not apply;
- (F) Despite Clause 5.10.40.70, and regulations 40.10.40.70(1) and 40.10.40.80(1), the required minimum **building setbacks** and above ground separation distance between **main walls** are as shown on Diagram 3 of By-law 685-2020(LPAT);



- (G) Despite (D) above, the minimum **building setbacks** of the ground floor of a **building** or **structure** on Parcel 1 will be shown on Diagram 4 of By-law 685-2020(LPAT);
- (H) Despite (D) above, the minimum **building setbacks** of the tower floor plates of a **building** or **structure** on Parcel 1 between the heights of 69.0 metres and 75.0 metres, 132.0 metres and 138.0 metres, 196.0 metres and 202.0 metres, 265.0 metres and 271.0 metres, will be as shown on Diagram 5 of By-law 685-2020(LPAT);
- (I) Despite (D) above and regulations 40.10.40.60(2) to (9), the following encroachments are permitted to encroach into the required minimum **building setbacks** and above ground separation distance between **main walls** on Diagram 3 of By-law 685-2020(LPAT):
- (i) awnings and canopies – a maximum of 6.6 metres; and
  - (ii) doors, revolving doors, signage, roof drains, gutters, flashing, tie-ins to adjacent **buildings**, cornices, ornamental elements, parapets, architectural flutes, ornamental louvers, piers, pillars, beams, hybrid exoskeleton **structures**, hybrid exoskeleton cladding, window sills, light fixtures, art and landscape features and site servicing features – a maximum of 1.2 metres;
- (J) Balconies are not permitted to encroach into the required minimum **building setbacks** and above ground separation distance between **main walls** shown on Diagram 3 of By-law 685-2020(LPAT);
- (K) Despite Regulation 40.10.40.40(1) the total **gross floor area** of all **buildings** and **structures** on Parcel 1 and Parcel 2 as shown on Diagram 3 of By-law 685-2020(LPAT), must not exceed 80,000 square metres, provided:
- (i) residential uses symbolized by the letter 'r', permitted by Regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), must not exceed 62,500 square metres;
  - (ii) non-residential uses symbolized by the letter 'c', permitted by Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), must not exceed 18,000 square metres excluding **public parking**; and
  - (iii) for the purposes of this By-law, in addition to Section 40.5.40.40(1), the calculation of **gross floor area** also excludes the floor area associated with mechanical rooms and indoor **amenity space**;
- (L) a minimum of 10 percent of the total number of **dwelling units** must:
- (i) have a minimum area of 79.0 square metres; and
  - (ii) contain at least two bedrooms;
- (M) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.5 square metres for each **dwelling unit**, of which:
- (i) at least 1.7 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (N) Despite 40.10.40.50(2), no outdoor **amenity space** is required for non-residential uses;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 296 **parking spaces** must be provided and maintained as follows:
- (i) **parking spaces** may be shared between residents, residential visitors and non-residential uses;
  - (ii) **parking spaces** for residents, residential visitors and non-residential uses may be located within **public parking**;
  - (iii) a minimum of 277 **parking spaces** must be provided within **public parking**, of which, a minimum of 200 **parking spaces** must be available to residents;
  - (iv) a minimum of 4 car-share **parking spaces** must be provided;
  - (v) a minimum of 15 short-term **parking spaces** must be provided, of which, 5 short-term **parking space** may be obstructed on one side; and
  - (vi) despite Clauses 200.15.1 and 200.15.1.5 and (M)(v) above, at least one short-term **parking space** must have a minimum width of 3.9 metres, a minimum length of 5.6 metres and a minimum vertical clearance of 2.1 metres and may be located below-ground, and would satisfy the requirements of regulation 200.15.10;



- (P) Despite Section 200.5.1.10(2)(A)(iv), a maximum of 33 **parking spaces** may be obstructed on one side and have the following dimensions;
- (i) a minimum width of 2.6 metres;
  - (ii) a minimum length of 5.6 metres; and
  - (iii) a minimum vertical clearance of 2.1 metres;
- (Q) Despite regulation 200.5.1.10(2)(A), a maximum of 3 small car **parking spaces** may be provided and accessed by a **drive aisle** with a minimum width of 5.4 metres, each having a dimension of a minimum width of 3.2 metres, a minimum length of 5.1 metres and a minimum vertical clearance of 2.0 metres;
- (R) Despite Regulation 200.5.1.10(5) a maximum of 78 **parking spaces** that are required in order to satisfy the residential parking requirements, as set out in section (K) above, may be provided as 39 **tandem parking spaces**, of which, 35 **tandem parking spaces** may be provided in **stacked parking spaces**;
- (S) Despite the dimensions outlined in Regulation 200.5.1.10(2), **stacked parking spaces** can have:
- (i) a minimum width of 2.6 metres;
  - (ii) a minimum length of 5.6 metres;
  - (iii) a minimum vertical clearance of 1.5 metres; and
  - (iv) **stacked parking spaces** mechanisms and equipment located within these dimensions;
- (T) Despite Regulations 220.5.10.1(1) to (9), the following minimum number of **loading spaces** must be provided and maintained on the lands:
- (i) one Type "G" **loading space**;
  - (ii) one Type "B" **loading space**; and
  - (iii) three Type "C" **loading spaces**;
- (U) Despite Regulation 230.5.1.10(9), long-term **bicycle parking spaces** and short-term **bicycle parking spaces** can be located below ground and in **stacked bicycle parking spaces**;
- (V) Despite the dimensions set out in Regulations 230.5.1.10(4) and (5), **stacked bicycle parking spaces** provided on the lands shall have the following dimensions:
- (i) a minimum width of 0.6 metres;
  - (ii) a minimum length of 1.8 metres; and
  - (iii) a minimum vertical clearance of 1.2 metres;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 259 of former City of Toronto By-law 438-86. [ By-law: 685-2020(LPAT) ]

(63) Exception CR 63

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

Site Specific Provisions:

- (A) A **veterinary hospital** is permitted if all other regulations are complied with.

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

(64) Exception CR 64

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

Site Specific Provisions:

- (A) **public parking** is permitted if it is for an existing **building** located on all of **lots** 15 and 16, registered plan 3202 and all of block 'A' Registered plan 4041 and designated Parts 1 and 2 on a plan of survey



in the Land Titles office a R4256, if a fence is erected along the northerly and westerly limits of **Lot 10**, registered Plan 4041.

Prevailing By-laws and Prevailing Sections:

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

(65) Exception CR 65

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

Site Specific Provisions:

(A) The maximum **lot coverage** is 37%;

(B) The minimum yard setbacks are:

(i) 0.6 metre **front yard**;

(ii) 7.5 metres **rear yard**; and

(iii) 0.6 metres **side yards**; and

(C) The minimum number of **parking spaces** is 20; and

(D) The maximum **gross floor area** is 1190 square metres.

Prevailing By-laws and Prevailing Sections:

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

(66) Exception CR 66

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31290; and

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

(67) Exception CR 67

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 24472; and

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

(68) Exception CR 68

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 24667;

(B) Former City of North York by-law 28127; and

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

(69) Exception CR 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) Clause 220.5.10.1 does not apply.
- (B) Despite Clause 230.5.10.1, a minimum of 6 outdoor **bicycle parking spaces** are required for all uses up to the first 970 square metres of building **gross floor area**. **Bicycle parking spaces** will otherwise be provided in accordance with the requirements of Clause 230.5.10.1 for all **gross floor area** in excess of 970 square metres.
- (C) Despite Regulations 40.5.40.60(1) and 40.10.40.60(1), the following encroachments into a **front yard** or **side yard** that abuts a **street** are permitted:
  - (i) Canopies and Awnings: Maximum 1.0 metres; and
  - (ii) Roof Projections: Maximum 1.3 metres.
- (D) Despite Regulation 40.10.20.10(1), the only uses permitted are: ambulance depot, **art gallery, artist studio, automated banking machine, community centre**, courts of law, **financial institution**, fire hall, library, **massage therapy**, medical office, **museum**, office, **park, passenger terminal, performing arts studio, personal service shop, pet services**, police station, **production studio, retail store, software developing and processing, veterinary hospital, wellness centre**.
- (E) Despite Regulation 40.10.20.20(1), the only uses permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100 are: **cabaret, club, cogeneration energy**, courts of law, **custom workshop, day nursery, drive through facility, eating establishment, entertainment place of assembly, funeral home, laboratory, outdoor patio, place of worship, public parking, public utility, recreation use, renewable energy, retail service, service shop, sports place of assembly, take-out eating establishment, transportation use, and vehicle service shop**.
- (F) Regulations 40.10.40.1(2) and 40.10.100.10(1)(B) and (C) do not apply.
- (G) Despite Regulation 40.10.150.1(1), a maximum of 28 square metres of the lot not located in a **front yard** or **side yard** that abuts a **street** may be utilized for in-ground garbage storage bins.

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

[ By-law: 903-2016 ]

(70) Exception CR 70

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(119) of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(71) Exception CR 71

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

Site Specific Provisions:

- (A) None of the regulations of 5.10.40.1(3), 5.10.40.40(1), 5.10.40.70(6), 5.10.40.80(1), 40.10.50.10(1), 150.94.50, 230.5.1.10(6), 230.5.1.10(9)(A), 230.5.10.1(1) and 400.10.100.10(1) prevent the erection or use of a **building, structure**, addition or enlargement if it complies with the following regulations:
- (B) Despite the uses listed in regulation 40.10.20.10, the only uses permitted are: **art gallery, artist studio, automated banking machine, financial institution, massage therapy**, office, **park, performing arts studio, personal service shop, pet services, production studio, retail store, software developing and processing, veterinary hospital, wellness centre**;
- (C) Despite the uses listed in regulation 40.10.20.20, the only uses permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100 are: **custom workshop, eating establishment, funeral home, outdoor patio**, outdoor sales or display,



**public parking, recreation use, renewable energy, retail service, service shop, take-out eating establishment and vehicle service shop;**

- (D) Despite (B) and (C) above, **open storage** is permitted, subject to the following:
- (i) **open storage** may only be associated with a **vehicle service shop**;
  - (ii) **open storage** may not be located in a **yard** that abuts a **lot** in the Residential Zone category or the Residential Apartment Zone category;
  - (iii) **open storage** may not be located in a **front yard** or **side yard**;
  - (iv) **open storage** may be no more than 10 percent of the **lot area**;
  - (v) the maximum **height** of **open storage** is 5.5 metres; and
  - (vi) **open storage** must be enclosed by a fence;
- (E) The **front lot line** is the **lot line** abutting Midland Avenue;
- (F) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (G) A minimum of 13 **bicycle parking spaces** must be provided; and
- (H) A minimum of 398 square metres of **landscaping** must be provided in the **street yard**, of which a minimum 252 square metres must be **soft landscaping**.

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

(73) Exception CR 73

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

Site Specific Provisions:

- (A) On 2301 and 2315 Danforth Avenue, if the requirements of Section 4 and Schedule A of By-law 978-2016 are complied with then a **building** or **structure** may be constructed in compliance with regulations (B) to (N) below;
- (B) On 2301 and 2315 Danforth Avenue, if the requirements of By-law 978-2016 are complied with, none of the provisions of 40.10.40.1, 40.10.40.10(5), 40.10.50.10(3), 40.10.80.20(2), 40.5.40.70, and 200.5.1.10(2)(B) apply to prevent the erection or use of a **building**, **structure**, addition or enlargement permitted in By-law 978-2016 provided the **building** or **structure** complies with subsections (C) to (N) of By-law 978-2016;
- (C) Despite Section 40.10.40.70 and 40.10.40.80, 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 978-2016;
- (D) The height of a **building** or **structure**, is measured from the Canadian Geodetic Datum elevation of 131.3 metres in the year 2016;
- (E) Despite section 40.10.40.10, no portion of the **building** may exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 978-2016;
- (F) Despite Section 40.10.40.60, the following **building** elements and **structures** are permitted to extend into required **building** setbacks shown on Diagram 3 of By-law 978-2016 as follows:
  - (i) Eaves, cornices, window sills, vents, ornamental elements a maximum projection of 0.2 metres from the required setback from the **lot** line;
  - (ii) Canopies on the ground floor north elevation only may extend a maximum of 2.5 metres and may extend beyond the **lot** line;
  - (iii) Architectural elements on the north, east, and west elevations may extend a maximum of 0.5 metres beyond the balconies;
  - (iv) Balconies encroach a maximum of 2.6 metres into a required **building setback** on the north, south, and east elevations of the **building** only; and
  - (v) Underground garage **structure** may encroach to the property line as shown on Diagrams 1 and 3 of By-law 978-2016;
- (G) Despite Section 40.5.40.10, the following **building** elements and **structures** are permitted to extend above the heights shown on Diagram 3 of By-law 978-2016 as follows:
  - (i) Roof-top parapets a maximum of 1.0 metres above the maximum height;



- (ii) Architectural elements on the north, east, and west elevations to a maximum of the building height; and
  - (iii) Trellis a maximum of 3.0 metres high, if setback 3.0 metres from the interior face of the main wall as shown on Diagram 3 of By-law 978-2016; and
  - (iv) Stairwell enclosures on the roof to a maximum of 3.0 metres;
- (H) The maximum number of **dwelling units** permitted is 170;
- (I) Despite Section 40.10.40.40, the total gross floor area must not exceed:
  - (i) 12,175 square metres for all **buildings**;
  - (ii) 11,795 square metres for the residential **gross floor area** of the **building**; and
  - (iii) 390 square metres for the non-residential **gross floor area** of the **building**;
- (J) Despite Section 40.10.40.50, minimum amenity space must be provided and maintained accordingly:
  - (i) 270 square metres indoor; and
  - (ii) 340 square metres outdoor;
- (K) Despite Section 200.5.10.1, the minimum number of required **parking spaces** for 170 **dwelling units** and 390 square metres of non-residential uses is 105, of which:
  - (i) 10 **parking spaces** must be exterior visitor parking spaces; and
  - (ii) 2 of the exterior **parking spaces** may be used for a **car-share parking space**;
- (L) Despite Chapter 220, a minimum of one **loading space - Type G** must be provided and maintained on the **lot** to serve both residential uses and non-residential uses on the **lot**;
- (M) A **temporary sales presentation centre** may be permitted on the **lot**, and none of the other provisions of By-law 978-2016 apply to such use;
- (N) For the purposes of By-law 978-2016 the terms set forth in bold type must have the same meaning as such terms have for the purposes of By-law No. 569-2013 as amended, except that the following definitions must apply:
  - (i) "*car-share motor vehicle*" shall mean a motor vehicle available for short-term rental, including an option for hourly rental, for the use of at least the occupants of the building erected on the lot;
  - (ii) "*car-share parking space*" shall mean a **parking space** used exclusively for the parking of a *car-share motor vehicle*; and
  - (iii) "*temporary sales presentation centre*" shall mean an office, *showroom* or sales trailer used exclusively for the initial sale and/or initial leasing of **dwelling units** or non-residential units to be erected on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 978-2016 ]

(74) Exception CR 74

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

Site Specific Provisions:

- (A) On 897 & 899 Queen Street East, if the requirements of By-law 976-2016 are complied with, none of the provisions of Clause and Regulations 40.5.40.10.(4), 40.5.40.10.(6), 40.5.40.70.(1), 40.10.40.1.(1), 40.10.40.10.(2), 40.10.40.10.(5), 40.10.40.40, 40.10.40.60.(1), 40.10.40.70.(2), 40.10.40.70.(4), 40.10.40.80.(2), 200.5.10.1.(1) [ **Dwelling Unit in a Mixed Use Building and Dwelling Unit in a Mixed Use Building Visitor Parking**], 200.15.1.5.(1), 220.5.1.10.(8), 220.5.20.1.(1) and 900.11.10(2) apply to prevent the erection or use of a **building, structure**, addition or enlargement and **ancillary** uses, permitted in By-law 976-2016;
- (B) A maximum of 60 **dwelling units** shall be permitted on the **lot**;
- (C) The total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 5,700 square metres of which:
  - (i) The total **gross floor area** for residential uses must not exceed 5,375 square metres;



- (ii) The total **gross floor area** for non-residential uses must not exceed 325 square metres;
- (D) **Average grade** is Canadian Geodetic Datum elevation 79.8 metres. The height of a **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 976-2016;
- (E) Despite (D) above, canopies, awnings, building cornices, window washing equipment, lighting fixtures, ornamental elements, lightning rods, parapets, trellises, eaves, window sills, guardrails, railings, stairs, stair enclosures, air intakes and vents, ventilating equipment, landscape and green roof elements, partitions dividing outdoor recreation areas, wind mitigation elements, chimney stack, exhaust flues, enclosed areas used for mechanical, electrical, heating or rooftop access purposes, outdoor mechanical, electrical, ventilation or heating equipment, rooftop surfacing, mechanical equipment, stair overrun and garbage chute overruns may exceed the permitted maximum height for the associated portion of the building specified by the number following the "H" symbol as shown on Diagram 3 of By-law 976-2016 by 4.0 metres;
- (F) Despite (D) above, the elevator overrun may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 976-2016 by 6.2 metres, provided that the overrun is set back 18.5 metres from the south property line and is no larger than 35 square metres in area;
- (G) Minimum **building** height setbacks must be provided as shown on Diagram 3 of By-law 976-2016;
- (H) The required minimum **building** setbacks must be provided as shown on Diagram 3 of By-law 976-2016;
- (I) Despite (G) and (H) above, awnings, building cornices, lighting fixtures, window washing equipment, ornamental elements, lightning rods, trellises, parapets, eaves, window sills, guardrails, railings, stairs, stair enclosures, wheel chair ramps, air intakes and vents, landscape and green roof elements, partitions dividing outdoor recreation area, wind mitigation elements, and other minor architectural façade details may project no more than 0.3 metres beyond the heavy lines shown on Diagram 3 of By-law 976-2016;
- (J) Despite (G) and (H) above, balconies, guard rails and balcony dividers, above a height of 5.0 metres above **average grade**, may project beyond the heavy lines shown on Diagram 3 of By-law 976-2016 a maximum of 1.5 metres;
- (K) Despite (G) and (H) above, canopies above a height of 3.5 metres above **average grade**, may project beyond the heavy lines shown on Diagram 3 of By-law 976-2016 a maximum of 1.5 metres;
- (L) Despite (G) and (H) above, the rear wall/fence adjacent to the ground floor patio and the rear transformer, may project beyond the heavy lines shown on Diagram 3 of By-law 976-2016 to a maximum of 4.0 metres;
- (M) **Despite** 40.10.40.50(1) in Zoning By-law 569-2013 outdoor **amenity space** does not need to be in a location adjoining or directly accessible to the indoor **amenity space**;
- (N) Despite Table 200.5.10.1, **Parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum total of 37 **parking spaces** must be provided for the **dwelling units** and 4 of which must be provided as resident visitor **parking spaces**. No **parking spaces** shall be required for any non-residential use;
- (O) Despite 200.5.1.10(2)(A)(iv), 200.5.1.10(2)(B)(iv), 200.5.1.10(2)(C)(iv) and 200.5.1.10(2)(D), a maximum of two (2) obstructed **parking spaces** are permitted to have a minimum width of 2.6 metres, with no further minimum dimension requirements applied to the side or sides of said **parking space** if it is obstructed, including being adjacent to any part of a fixed object such as a wall, column, bollard, fence or pipe;
- (P) Despite 230.5.10.1(1) and (5), **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 59 long-term **bicycle parking spaces** must be provided for occupants; and
- (ii) A minimum of 9 short-term **bicycle parking spaces** must be provided for visitors;
- (Q) **Dwelling units** are not permitted on any floor below **average grade**;
- (R) The minimum required height of the non-residential portion of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.3 metres exclusive of any structural elements;



- (S) The **lot** is delineated by heavy lines on Diagram 1 of By-law 976-2016;
- (T) None of the provisions of this By-law shall apply to prevent a temporary sales office on the **lot**, which shall mean a **building** or **structure** used for the purpose of the sale of **dwelling units**; and
- (U) 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.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)270(a) of former City of Toronto By-law 438-86 [ By-law: 976-2016 ]

(75) Exception CR 75

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(125) of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(76) Exception CR 76

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31245; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(77) Exception CR 77

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(28) of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(78) Exception CR 78

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

Site Specific Provisions:

- (A) On 20 Edward Street, as shown on Diagram 1 of By-law 150-2021(LPAT), if the requirements of Section 5 and Schedule A of By-law 150-2021(LPAT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (N) below; [ By-law: 1092-2021 ]
- (B) Despite 40.5.40.10, 40.10.40.10 (1), and 600.10, **average grade** is Canadian Geodetic Datum elevation 93.24 metres and no portion of any **building** or **structure** shall have a height in metres greater than the height limits specified by the numbers following the symbol HT on Diagram 3 attached to and forming part of this By-law, except that:
  - (i) nothing shall prevent canopies, wind screens, parapets, guard rails, roofing materials, railings and dividers, pergolas, trellises, eaves, screens, stairs, roof drainage, lightning rods, architectural features, landscaping, roof maintenance access ladder, elements of a **green roof** and window washing equipment including but not limited to davit arms and roof anchors, from projecting a maximum of 5.0 metres above the portions of **buildings** with height limits above **average grade** of up to 22.5 metres, as specified by the numbers following the symbol "HT" on Diagram 3 of this By-law;



- (ii) nothing shall prevent boiler flues, roof maintenance ladder, guard rails, parapets, roofing materials, landscaping, lightning rods, elements of a **green roof** and window washing equipment, including but not limited to davit arms and roof anchors, from projecting a maximum of 1.5 metres above the height limits of the portions of buildings with a maximum height of 94.5 metres, as specified by the numbers following the symbol "HT" on Diagram 3 of this By-law;
  - (iii) nothing shall prevent boiler flues, roof maintenance ladder, parapets, roofing materials, landscaping, lightning rods and window washing equipment, including but not limited to davit arms, roof anchors, and elements of a **green roof** from projecting a maximum of 0.4 metres above the height limits of portions of **buildings** with a maximum height of 98.0 metres, as specified by the numbers following the symbol "HT" on Diagram 3 of this By-law;
  - (iv) nothing shall prevent boiler flues, mechanical ducts, roof maintenance ladder, guard rails, parapets, roofing materials, landscaping, lightning rods, elements of a **green roof**, and window washing equipment, including but not limited to davit arms and roof anchors, from projecting a maximum of 1.8 metres above the height limits of the portions of with a **buildings** maximum height of 100.6 metres, as specified by the numbers following the symbol "HT" on Diagram 3 of this By-law; and
  - (v) nothing shall prevent boiler flues, parapets, roofing materials, **landscaping**, lightning rods and window washing equipment, including but not limited to davit arms and roof anchors, from projecting a maximum of 0.6 metres above the height limits of the portions of **buildings** with a maximum height of 103.3 metres, as specified by the numbers following the symbol "HT" on Diagram 3 of this By-law.
- (C) Despite 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, not including a mezzanine floor, is 4.5 metres.
- (D) Despite 5.10.40.70, 40.5.40.60, 40.5.40.70, 40.10.40.60, 40.10.40.70 (1), and 600.10, no portion of any **building** or **structure** above **average grade** shall be located otherwise than wholly within the areas delineated by heavy lines on Diagram 3 attached to and forming part of this By-law, with the exception of the following:
  - (i) the ground floor shall be set back 1.35 metres from the south property line;
  - (ii) nothing shall prevent art and landscape features, cornices, light fixtures, ornamental elements, parapets, patios, decks, pillars, pergolas, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment, and underground garage ramps and associated **structures** from extending a maximum of 3.0 metres beyond the heavy lines of portions of buildings with height limits above average grade of up to 94.5 metres, as specified by the numbers following the symbol "HT" on Diagram 3 of this By-law;
  - (iii) nothing shall prevent window washing equipment, including but not limited to davit arms and roof anchors which have a maximum height of 1.5 metres, from extending a maximum of 2.0 metres beyond the heavy lines of portions of **buildings** with a height limit of 94.5 metres, as specified by the numbers following the symbol "HT" on Diagram 3 of this By-law;
  - (iv) nothing shall prevent window washing equipment, including but not limited to davit arms and roof anchors which have a maximum height of 1.8 metres, from extending a maximum of 2.0 metres beyond the heavy lines of portions of **buildings** with a height limit of 100.6 metres, as specified by the numbers following the symbol "HT" on Diagram 3 of this By-law;
  - (v) balconies may project no more than 1.7 metres beyond the heavy lines shown on Diagram 3 of this By-law, with the exception of the easternmost façade of the **building** where balconies shall not be permitted; and
  - (vi) nothing in 4(C)(iii) shall prevent a terrace from projecting beyond the heavy lines in Diagram 3.
- (E) Despite 40.10.40.40 (1), the maximum **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 47,700 square metres, and:
  - (i) the total **gross floor area** of residential uses must not exceed 38,900 square metres; and
  - (ii) the total **gross floor area** of non-residential uses must not exceed 8,850 square metres.
- (F) The maximum number of **dwelling units** for any **building** erected on the **lot** is 560, of which:



- (i) a minimum of 51 **dwelling units** erected or units of the lands must each have three or more bedrooms in compliance with the provisions of the Ontario Building Code (O. Reg. 322/12), as amended or replaced from time to time.
- (G) Despite 40.10.40.50, a minimum of 2.6 square metres of **amenity space** per **dwelling unit** must be provided including:
  - (i) a minimum of 1.5 square metres of indoor residential **amenity space** per **dwelling unit**; and
  - (ii) a minimum of 1.1 square metres of outdoor residential **amenity space** per **dwelling unit**.
- (H) Despite 200.5.10.1 and Table 200.5.10.1, a minimum number of **parking spaces** must be provided and maintained on the **lot**, in accordance with the following:
  - (i) 129 **parking spaces** for the use of residents in the **building**;
  - (ii) 116 **parking spaces** for the non-residential uses in the **building**;
  - (iii) no **parking spaces** for visitors shall be required on the **lot**; and
  - (iv) 8 car-share **parking spaces**.
- (I) Despite 40.10.100.10 (1), vehicular access to all **buildings** and **structures** on the **lot** may be provided from Edward Street;
- (J) Despite 200.15, as amended, only the following regulations apply to accessible **parking spaces**:
  - (i) An accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.9 metres; and
    - (c) vertical clearance of 2.1 metres.
  - (ii) Accessible **parking spaces** must be the **parking spaces** located:
    - (a) closest to a main pedestrian access to a **building**; and
    - (b) at the same level as a pedestrian entrance to the **building**.
  - (iii) Clearly identified off street accessible **parking spaces** must be provided on the same **lot** as every **building** or structure erected or enlarged, if the total **parking space** requirement is 5 or more, in compliance with the following:
    - (a) if the number of required **parking spaces** is 5 to 24, a minimum of 1 **parking space** must comply with the minimum dimensions for an accessible **parking space**;
    - (b) if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must comply with the minimum dimensions for an accessible **parking space**;
    - (c) if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with the minimum dimensions for an accessible **parking space**.
- (K) Despite 40.10.90.40 (1) and 40.10.90.40 (3), a minimum number of **loading spaces** must be provided and maintained on the **lot**, in accordance with the following:
  - (i) a minimum of 2 Type "B" **loading spaces**;
  - (ii) a minimum of 2 Type "C" **loading spaces**; and
  - (iii) a minimum of 1 Type "G" **loading space**.
- (L) Despite 230.5.1.10, 230.5.10.1 and Table 230.5.10.1(1), a minimum number of **bicycle parking spaces** must be provided and maintained on the **lot**, in accordance with the following:
  - (i) a minimum of 0.9 **bicycle parking spaces** – occupant per **dwelling unit**;
  - (ii) a minimum of 0.1 **bicycle parking spaces** – visitor per **dwelling unit**;
  - (iii) a minimum of 41 **bicycle parking spaces** shall be specifically dedicated to non-residential uses; and
  - (iv) despite 230.5.1.10(4), a **stacked bicycle parking space** must have a minimum width of 0.4 metres.



- (M) Nothing in this By-law shall prevent the erection or use of a **building, structure**, addition or enlargement for a **mixed use building**, temporary sales office, car-sharing, **parking garage**, or any other use permitted by this exception;
- (N) For the purpose of Exception CR 78, all bold-type words and expressions have the same meaning as defined in By-law 569-2013, as amended, with the exception of the following:
- (i) car-sharing means the practice where 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. To use a car-sharing vehicle, a person must meet the membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable. **Vehicles** are reserved in advance and fees for use are normally based on time and/or charge fees based on kilometres driven;
  - (ii) car-share parking space means a **parking space** exclusively reserved and used only for car-sharing purposes whereby the **vehicle** is accessible to at least the occupants of the **buildings**;
  - (iii) **lot** means the parcel of land outlined by heavy lines on Diagram 1 attached to and forming part of this By-law;
  - (iv) **storey** means a level of a building, other than a basement, located between any floor and the floor, ceiling or roof immediately above it, except that a **storey** shall not include a mezzanine level located between the first **storey** and the second full **storey** of a **building** provided that the **gross floor area** of the mezzanine level shall not exceed 50 percent of the **gross floor area** of the first **storey** in the **building**; and
- (O) Notwithstanding any existing or future severances, partition, or division of the lot, the provisions of this By-law will apply to the whole of the **lot** as if no severance, partition, or division had occurred.

Prevailing By-laws and Prevailing Sections:

- (A) (A) Section 12(2)256 of former City of Toronto By-law 438-86. [ By-law: 150-2021(LPAT) ]

(79) Exception CR 79

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29501;
- (B) Section 64.25(4) of North York zoning by-law 7625; and
- (C) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(81) Exception CR 81

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

Site Specific Provisions:

- (A) On 77 River Street and 7 Labatt Avenue if the requirements of Schedule A and Section 8 of By-law 1256-2017 are complied with, then none of the provisions of 540.10.40.10.2(A), 40.10.40.40(1)(A), 40.10.40.40(1)(C), 40.10.40.50(1)(C), 40.10.40.70(2), 40.10.100.10 (1)(C), 220.5.10.1(1) and 230.5.1.10(7)(B) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted by the regulations below;
- (B) Despite the uses listed in Article 40.10.20.10(1)(A), the only uses permitted under the letter 'c' are: **retail store, personal service shop, service shop, office, community centre, place of worship and public parking**;
- (C) Despite the uses listed in Article 40.10.20.10(1)(B) and 40.10.20.20(1)(B), the only use permitted under the letter 'r' is: **dwelling unit**;
- (D) Despite the uses listed in Article 40.10.20.20(1), the only conditional uses permitted is: **public parking**, which is a permitted use conditional upon being provided within a **parking garage** located below **average grade**;
- (E) Despite Article 800.50 (240), **Average Grade** is the Canadian Geodetic Datum elevation of 84.1 metres;



- (F) Despite Article 40.50.40.10, the height of a **building** or **structure** is measured as the vertical distance between **Average Grade** and the highest point of the building or structure except for those elements prescribed in section (G) below;
- (G) Despite Article 40.10.40.10, the height of any **building** or **structure**, as measured from **Average Grade**, must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 6 of By-law 1256-2017, with the exception of the following:
- (i) parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, skylights, roof drainage, window washing equipment, lightning rods, architectural features, wheelchair ramps, stair enclosures, roof assemblies including decking and pavers, landscaping and elements of a green roof;
  - (ii) vents, stacks, pipes, lightning rods and chimneys may extend up to 2.0 metres above the applicable height limit shown on Diagram 6; and
  - (iii) mechanical penthouses or roof top mechanical equipment may extend up to 6.0 metres above the applicable height limit shown on Diagram 6;
- (H) The portions of a **building** or **structure** above finished ground must be located within the areas delineated by heavy lines on Diagram 6 of By-law 1256-2017 except:
- (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated structures may extend beyond the heavy lines shown on Diagram 6 of By-law 1256-2017; and
  - (ii) balconies may encroach to a maximum of 2.0 metres;
  - (iii) The exceptions noted in (i) and (ii) above, do not apply to any above grade **building** or **structure** that is located along the south **lot** line;
- (I) The total **gross floor area** of all **buildings** and **structures** on the lands must not exceed 51,685 square metres:
- (i) the **gross floor area** of **buildings** or **structures** occupied by residential uses must not exceed 47,040 square metres;
  - (ii) the **gross floor area** of **buildings** and **structures** occupied by non-residential uses must not be less than 4,645 square metres of which:
    - (a) a minimum of 2,320 square metres must be used for office, **place of worship** and/or **community centre** uses, excluding the area occupied by a **parking garage** or **public parking**; and
    - (b) a maximum of 177 square metres may be used for a worship area within a **place of worship**;
  - (iii) for the purposes of this exception, a **public parking** garage is not counted as **gross floor area**;
- (J) At least twenty percent (20 percent) of all **dwelling units** erected or used on the **lot** must have two or more bedrooms, and at least a further ten percent (10 percent) of all **dwelling units** erected or used on the **lot** must have three or more bedrooms;
- (K) Despite 200.5.10.1 (1), should the **dwelling units** within the **building** be held in common ownership as a purpose built rental apartment building, and the owner has entered into and registered on title to the **lot** the requisite agreements with the City pursuant to section 37 of the *Planning Act* and/or section 111 of the *City of Toronto Act* to secure to the satisfaction of the City the continued rental tenure of such **dwelling units** for a minimum period of twenty years and to prohibit conversion to condominium tenure for such period in accordance with standard City practices and policies, **parking spaces** for **dwelling units** must be provided and maintained in accordance with the following:
- (i) a minimum of 0.15 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.3 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.45 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 1.0 **parking spaces** for each three-bedroom **dwelling unit**;
  - (v) a minimum of 0.06 **parking spaces** for each **dwelling unit** on the **lot**, for the use of residential visitors to the **lot**, and which may or may not be located in a **public parking garage**; and



- (vi) the number of required **parking spaces** for residential **dwelling units** can be reduced at a rate of four resident spaces for each car-share **parking space** provided, and the maximum reduction permitted must be 16 spaces;
- (L) Despite 200.5.10 (1) and section (K) above, should the **dwelling units** be located within a plan of condominium registered pursuant to the *Condominium Act*, where each **dwelling unit** is a separately conveyable unit within such plan of condominium, **parking spaces** for the **dwelling units** must be provided and maintained in accordance with the following:
  - (i) a minimum of 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.8 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 1.0 **parking spaces** for each three-bedroom **dwelling unit**;
  - (v) a minimum of 0.06 **parking spaces** for each **dwelling unit** on the **lot**, for the use of residential visitors to the **lot**, and which may or may not be located in a **public parking garage**; and
  - (vi) the number of required **parking spaces** for residential **dwelling units** can be reduced at a rate of four resident spaces for each **car-share parking space** provided, and the maximum reduction permitted must be 16 spaces;
- (M) For the purpose of this exception, **car-share** means the shared use of one or more cars that are owned by a car-sharing organization, where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization;
- (N) For the purpose of this exception a **car-share parking space** means a **parking space** that may be reserved and actively used for car-sharing, including non-residents;
- (O) Despite Article 200.5.10, **parking spaces** for non-residential uses must be provided and maintained in accordance with the following:
  - (i) a minimum of 1.0 **parking space** per 300 square metres of office and **community centre gross floor area** on the **lot**, which may be located within the **public parking garage**;
  - (ii) minimum of 1.0 parking space for each 100 square metres of gross floor area on the lot used for retail stores, personal service shops, eating establishments, and service shops, which may be located within the **public parking garage**;
  - (iii) a minimum rate of 6.0 parking spaces for each 100 square metres of worship area within a **place of worship** and a maximum rate of 11.0 parking spaces for each 100 square metres of worship area; and
  - (iv) **parking spaces** for other permitted non-residential uses must be provided in accordance with Section 200.5.10, and may be located within the **public parking garage**;
- (P) Despite Article 200.5.1.10 a maximum of 6 **parking spaces** may have a minimum length of 4.6 metres and a maximum of 6 **parking spaces** may have a minimum width of 2.2 metres;
- (Q) Despite Articles 40.10.90.1 and 200.5.10.1, the minimum number of **loading spaces** required must be provided and maintained in accordance with the following:
  - (i) 1 type G **loading space**;
  - (ii) 1 type B **loading space**; and
  - (iii) 2 type C **loading spaces**;
- (R) Despite Article 230.5.1, **bicycle parking spaces** are permitted to be located in all levels of the **building** and **parking garage** both above and below a **verage grade**. Long term and short term **bicycle parking spaces** may:
  - (i) consist of both vertical and horizontal spaces;
  - (ii) be located in lockers; and
  - (iii) be stacked;
- (S) **Amenity space** for the use of residents on the **lot** must be provided and maintained on the **lot** as follows:



- (i) a minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit**, must be provided and maintained in a multi-purpose room or rooms, that may or may not be contiguous with one another, and at least one of which must contain a kitchen and a washroom; and
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, of which at least 40 square metres is provided in a location adjoining or directly accessible from the indoor **amenity space** required in (a) above which contains a kitchen and a washroom; and
- (T) None of the provisions of Zoning By-law 569-2013, as amended, apply to prevent the erection or use of 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** for up to three years.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1256-2017 ]

(82) Exception CR 82

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

Site Specific Provisions:

- (A) No minimum southerly **side yard setback** or minimum **rear yard setback**, is required for a **building** if:
  - (i) it contains a **retail store**; and
  - (ii) if all other provisions of this By-law, as amended, are complied with.

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

(83) Exception CR 83

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(84) Exception CR 84

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(85) Exception CR 85

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(86) Exception CR 86

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



Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(46) of North York zoning by-law 7625.

(87) Exception CR 87

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(88) Exception CR 88

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(81) of North York zoning by-law 7625.

(89) Exception CR 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) On 126 and 128 Hazelton Avenue, clause 5.10.40.70, and regulations 40.10.40.1(1), 40.10.40.10(1), 40.10.40.50(1), 40.10.40.60(1) and (2), 40.10.40.70(2), 40.10.50.10(2) and (3), 40.10.100.10(1)(B), 200.5.1.10(5), 200.5.1.10(12), 200.5.1.10(13), 200.5.10.1., 200.15.1(1), 200.15.1.5(1), 200.15.10(1), 230.5.1.10(9) and 600.10.10 do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with regulations (B) to (M) below; [ By-law: 654-2018 ]
- (B) Despite 40.10.40.10(2), 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 1265-2016, with the exception of the follow:
  - (i) canopies, awnings, safety railings, architectural features, parapets, trellises, balustrades, swimming pools and associated structures, window sills, window washing equipment, privacy screens and fences, wheelchair ramps, architectural screens, guardrails, chimneys, vents, stacks, terraces, architectural elements, green roof elements, roof access hatches, planters, elevator overruns and elements or structures on the roof of the building used for outside or open air recreation, safety or wind protection purposes, heating, cooling or ventilating equipment; and
  - (ii) swimming pools and associated structures may project a maximum of 3.0 metres beyond the heavy lines shown on Diagram 3 of By-law 1265-2016;
- (C) No portion of any **building or structure** above grade may be located otherwise than wholly within the areas delineated by the heavy lines on Diagram 3 of By-law 1265-2016. In addition to encroachments permitted in Section 40.10.40.60, the following encroachments are permitted to extend a maximum of 2.0 metres beyond the areas delineated by heavy lines on Diagram 3 of By-law 1265-2016:



- (i) cornices, light fixtures, ornamental elements, portico entrances, patios, decks, pillars, balconies, terraces, eaves, window sills, ventilation shafts, guardrails, balustrades, and awnings and canopies;
- (D) Despite 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on the lands as shown on Diagram 3 of By-law 1265-2016, must not exceed 5,760 square metres, of which:
  - (i) residential uses must not exceed 5,560 square metres; and
  - (ii) non-residential uses must not exceed 370 square metres;
- (E) **Amenity space** must be provided at a minimum rate of 3.4 square metres for each **dwelling unit**, of which:
  - (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 30.0 square metres of outdoor **amenity space** is in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor **amenity space** may be a **green roof**;
- (F) A minimum of 47 **parking spaces** must be provided and maintained as follows:
  - (i) A minimum of 40 **parking spaces** must be for the occupants of the building;
  - (ii) A minimum of 3 **parking spaces** must be for the use of residential visitors; and
  - (iii) A minimum of 4 **parking spaces** must be for non-residential uses;
- (G) Despite Section 200.5.1.10(5), a maximum of 8 required **parking spaces** may be a **tandem parking space**;
- (H) A maximum of 1 **parking space** that is obstructed is not required to comply with regulation 200.5.1.10(2)(A);
- (I) Despite Section 200.5.1(3), a portion of the drive aisle/driveway will be made up of a car elevator which does not comply with the minimum drive aisle width;
- (J) Despite Section 230.5.10.1(1), (2) and (5), a minimum of 22 **bicycle parking spaces** must be provided and maintained as follows:
  - (i) A minimum of 19 long-term **bicycle parking spaces** must be provided; and
  - (ii) A minimum of 3 short-term **bicycle parking spaces** must be provided;
- (K) Despite Section 230.5.1.10(9), long-term **bicycle parking spaces** and short-term **bicycle parking spaces** can be located below grade and stored in an area with a bicycle rack that is not in a secured room;
- (L) For the purpose of regulation 40.5.40.10(1) and (2), height is measured from the Canadian Geodetic Datum elevation of 118.54 metres (CGVD28-Pre-1978 Adjustment);
- (M) Despite Section 40.10.40.10(5) the required minimum height of the first **storey**, measured between the Canadian Geodetic Datum elevation of 118.54 metres (CGVD28-Pre-1978 Adjustment) and the floor of the **storey** above the first **storey**, is 4.2 metres; [ By-law: 654-2018 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1265-2016 ]

(90) Exception CR 90

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(91) Exception CR 91



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

Site Specific Provisions:

- (A) Despite regulations to the contrary, the only permitted uses are a **vehicle fuel station** and a **vehicle service shop** if it complies with the applicable regulations of the zone and Chapter 150; and
- (B) The minimum **lot frontage** and **lot depth** requirements for a **vehicle fuel station** do not apply to these lands.

Prevailing By-laws and Prevailing Sections:

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

(92) Exception CR 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) Despite clauses 40.5.40.70(1)(B), 40.10.40.70 and 40.10.40.80, no above grade 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 1251-2016;
- (B) Despite section 40.5.40.10, height is measured from the Canadian Geodetic Datum elevation of 114.6 metres to the highest point of any **building** or **structure**;
- (C) Despite clause 40.10.40.10, no portion of the **building** may exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 1251-2016;
- (D) Despite clause 40.10.40.10(5), the minimum height of the first storey is 4.5 metres from the finished floor to the finished floor of the storey above;
- (E) The following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 1251-2016 as follows:
  - (i) Eaves, cornices, window sills, vents, ornamental elements, lighting fixtures, guardrails, balustrades, stairs, railings, and wheelchair ramps to a maximum of 0.4 metres;
  - (ii) Balconies and guards on storey 4 only to a maximum of 0.5 metres on the north elevation of the **building**;
  - (iii) Canopy on the ground floor south elevation to a maximum of 2.5 metres; and
  - (iv) Living wall in the rear yard;
- (F) The following **building** elements and **structures** are permitted to extend above the heights shown on Diagram 3 of By-law 1251-2016 as follows:
  - (i) Trellis, guardrails, balustrades, balcony dividers, stairs, railings, landscape and greenroof elements, elevator overrun, and mechanical equipment to a maximum of 1.8 metres high;
  - (ii) Planters to a maximum of 1.3 metres high; and
  - (iii) Living wall to a maximum of 3.0 metres;
- (G) The maximum number of **dwelling units** permitted is 53;
- (H) Balconies are not permitted on storeys 2 and 3 of the north elevation;
- (I) Despite clause 40.10.40.40, the total **gross floor area** must not exceed:
  - (i) 5,050 square metres for all **buildings**;
  - (ii) 4,410 square metres for the residential **gross floor area** of the **building**; and
  - (iii) 640 square metres for the non-residential **gross floor area** of the **building**;
- (J) The minimum number of non-residential units is 3;
- (K) The maximum **gross floor area** for non-residential units is 265 square metres;
- (L) Despite clause 40.10.40.50, **amenity space** must be provided and maintained accordingly;
  - (i) a minimum of 131 square metres indoors; and
  - (ii) a minimum of 32 square metres outdoors;



- (N) Despite sections 200.15.10 and 200.15.1.5, 1 accessible **visitor** parking space - residential is required;
- (O) Parking garage access ramps must have a minimum width of 5.5 metres;
- (P) Interior drive aisles must have a minimum width of 6.0 metres;
- (Q) Despite clause 200.5.1.10(2), parking spaces may be 2.6 metres wide when adjacent to a wall;
- (R) Despite Chapter 220, one Type G **loading space** must be provided;
- (S) None of the provisions of Zoning By-law 569-2013, as amended, apply to prevent the erection or use of a **temporary sales office** on the **lot**; and
- (T) For the purposes of 1251-2016, the terms set forth in bold type must have the same meaning as such terms have for the purposes of By-law 569-2013 as amended, except that the following definitions must apply:
  - (i) "**temporary sales presentation centre**" means an office, **showroom** or sales trailer used exclusively for the initial sale and/or initial leasing of **dwelling units** or non-residential units to be erected on the **lot**.
- (M) Despite clause 200.5.10.1, the minimum vehicle parking space requirements must be consistent with
- (M) the following ratios:
  - (i) 0.5 vehicle parking spaces - **occupant** for every bachelor and one bedroom **dwelling unit**;
  - (ii) 0.75 vehicle parking spaces - **occupant** for every two and three bedroom **dwelling unit**;
  - (iii) 0.06 vehicle parking spaces - **visitor** for every residential **dwelling unit**; and
  - (iv) 1 vehicle parking space per 100 square metres of gross floor area – non-residential;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1251-2016 ]

(93) Exception CR 93

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(94) Exception CR 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 the lands municipally known as 3237 Bayview Avenue, if the requirements of By-law 546-2017(OMB) are complied with, none of the provisions of subsections 40.5.40.10(1) and (2), 40.10.20, 40.10.30.40, 40.10.40.10, 40.10.40.40, 40.10.40.50, 40.10.40.60, 40.10.40.70, 40.10.40.80, 40.10.50, 40.10.80.20, 40.10.90.10, 200.5.1(3), 200.5.10.1(1) and 230.5.1.10(9) shall apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law 546-2017(OMB) if the **building** or **structure** complies with (B) to (N) below;
- (B) Despite clauses 40.10.20.10 and 40.10.20.20, only a **dwelling unit** use is permitted;
- (C) The maximum **lot coverage**, exclusive of those elements permitted to project beyond the building envelope by subsection (I) of By-law 546-2017(OMB), is 73 percent as shown on Diagram 4;
- (D) The maximum **gross floor area** is 12,400 square metres;
- (E) A minimum of 380 square metres of indoor **amenity space** and 125 square metres of outdoor **amenity space** must be provided and maintained on the **lot**;



- (F) The entire **building** or **structure** must be located within the areas delineated by heavy lines shown on Diagram 5 of By-law 546-2017(OMB);
- (G) The height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 182.80 metres;
- (H) A **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 5 of By-law 546-2017(OMB);
- (I) Despite subsections (F) and (H) of By-law 546-2017(OMB), the following **building** elements and **structures** are permitted to project horizontally beyond the heavy lines and **building** envelopes other than a **lot** line, specified in Diagram 5 of By-law 546-2017(OMB):
  - (i) guardrails, railings, stair enclosures, stairways, wheelchair ramps, porches, patios, privacy screens, lighting fixtures, underground garage ramps, bicycle parking infrastructure, landscape elements and public art which may project without limitation beyond the heavy lines and **building** envelopes specified on Diagram 5;
  - (ii) balconies, belt courses, cornices, eaves, gutters, pilasters, sills, awnings, bay windows, and trellises which may project a maximum of 1.8 metres beyond the heavy lines and **building** envelopes specified on Diagram 5; and
  - (iii) canopies which may project a maximum of 2.0 metres beyond the heavy lines and **building** envelopes specified on Diagram 5;
- (J) The maximum number of **dwelling units** is 153;
- (K) A minimum of 178 **parking spaces** must be provided and maintained of which 31 **parking spaces** must be for visitors;
- (L) Despite subsection 200.5.1.10(2)(A) a maximum of 3 **parking spaces** may have a minimum width of 2.6 metres despite being obstructed on one side;
- (M) Despite subsection 200.5.1.10(2)(C) a **parking space** which is adjacent and parallel to a **drive aisle** may have a minimum width of 2.6 metres despite being obstructed on one side, provided the **parking space** has a minimum length of 7.0 metres; and
- (N) A minimum of 105 **bicycle parking spaces** must be provided and maintained of which 11 **parking spaces** must be for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 546-2017 OMB ]

(95) Exception CR 95

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

Site Specific Provisions:

- (A) A minimum 1.5 metre wide **soft landscape** strip of land must be maintained along the entire length of the part of the **lot line** that abuts a **lot** in the Residential Zone category or residential apartment zone; and
- (B) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

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

(96) Exception CR 96

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

Site Specific Provisions:

- (A) On 700 Bay Street and 77 Gerrard Street West, if the requirements of Section 8 and Schedule A of By-law 549-2017(OMB) are complied with, none of the provisions of 4.5.40.10(1), 40.5.40.10(5)(A), 40.5.40.10(5)(B), 40.5.40.10(6), 40.5.40.10(7), 40.5.40.60(1), 40.10.40.10(1), 40.10.40.50(1), 40.10.40.50(2), 40.10.40.60(1), 40.10.40.60(2), 40.10.40.60(5), 40.10.40.70, 40.10.90.1, 40.10.90.40(3), 40.10.100.10(1), 200.5.1(3), 200.5.1.10(2), 200.5.1.10(12), Table 200.5.10.1,



- 200.15.1(1), 200.15.10, 220.5.1.10(8), 220.5.10.1, 220.5.20.1, 230.5.1.10(7), 230.5.1.10(9), Table 230.5.10.1(1), 230.5.10.1(2), 230.5.10.1(5), 230.40.1.20, 600.10.10, 995.10.1 and 995.20.1 apply to prevent the erection or use of a building, structure, addition or enlargement permitted by regulations (B) to (Q) below;
- (B) The **lot** is comprised of those lands outlined by heavy lines on Diagram 1 of By-law 549-2017(OMB);
- (C) No portion of any **building** or **structure** to be erected or used on the **lot** may extend beyond the heavy line lines delineated on Diagram 2 of By-law 549-2017(OMB);
- (D) No portion of any **building** or **structure** to be erected or used on the **lot** may extend beyond the heavy line lines delineated on Diagram 2 of By-law 549-2017(OMB);
- (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 2 of By-law 549-2017(OMB), measured from the Canadian Geodetic Datum elevation of 97.08 metres;
- (F) Despite subsection (E), and notwithstanding any provisions of By-law 569-2013, mechanical equipment such as, but not limited to, heating or cooling towers/heating or cooling tower stacks, stair enclosure, service corridors, window washing equipment, chimney stacks, makeup air units, emergency generator, garbage chute or elevator overruns, parapets, lightning rods, exhaust stacks or a fence, wall or structure enclosing such elements, lighting fixtures, ornamental elements, trellises, landscape elements and elements of a green roof, partitions dividing outdoor recreation areas, wind mitigation features and walls or **structures** enclosing mechanical equipment may extend above the heights indicated on Diagram 2 of By-law 549-2017(OMB);
- (G) Despite any of the provisions of By-law 569-2013, for the purposes of the **building** on the **lot**, the **gross floor area** for non-residential uses is calculated in accordance with the definition of non-residential **gross floor area** in By-law 438-86 of the former City of Toronto and the maximum amount permitted is as prescribed in By-law 548-2017(OMB);
- (H) Despite any of the provisions of By-law 569-2013, for the purposes of the **building** on the **lot**, the **gross floor area** for residential uses shall be calculated in accordance with the definition of **residential gross floor area** in By-law 438-86 of the former City of Toronto and the maximum amount permitted shall be as prescribed in By-law 548-2017(OMB);
- (I) **Parking spaces** must be provided on the **lot** in accordance with the following:
- (i) 190 **parking spaces** for residents of the building;
  - (ii) No exclusive **parking spaces** are required for visitors of the **dwelling units**;
  - (iii) 68 **parking spaces** for **public parking** must be provided and maintained, and despite the definition of **gross floor area**, the floor area of the public **parking** facility and uses **ancillary** to **public parking** are excluded from the calculation of **gross floor area**; and
  - (iv) **Drive aisles** must have a minimum width of 5.39 metres except where a **drive** aisle is designated to operate one-way and does not provide direct access to an adjacent **parking space** it may have a minimum width of 3.35 metres;
  - (v) **Parking spaces** may have a minimum length of 5.5 metres and a minimum width of 2.6 metres;
  - (vi) A maximum of 3 of the car-share **parking spaces** may be used to reduce the minimum resident **parking space** requirement by four (4) **parking spaces** for each car-share **parking space**; and
  - (vii) **Parking spaces** and **drive aisles** existing as of the date of enactment of this bylaw are deemed to comply with the minimum size requirements of By-law 569-2013;
- (J) 40.10.20.100(7) and 40.10.20.100(10) does not apply to the **public parking**;
- (K) **Bicycle parking spaces** must be provided and maintained in accordance with the following minimum requirements:
- (i) 300 long-term **bicycle parking spaces** must be provided for the **dwelling units**;
  - (ii) 20 short-term **bicycle parking spaces** must be provided for visitors of the **dwelling units**;
  - (iii) 30 **bicycle parking spaces** must be provided for the non-residential use; and
  - (iv) **Bicycle parking spaces** may be provided in horizontal, stacked or vertical positions;
- (L) **Amenity** space must be provided in accordance with the following:



- (i) A minimum of 1,136 square metres of indoor residential **amenity space** must be provided in a multi-purpose room or rooms at least one of which contains a kitchen and a washroom; and
- (ii) A minimum of 405 square metres of outdoor residential **amenity space** must be provided;
- (M) 22 three-bedroom dwelling units must be secured as replacement rental **dwelling units** on the **lot**, where the "replacement rental dwellings" means units to be secured pursuant to Schedule A to By-law 549-2017(OMB), of at least 89.0 metres squared, and all of which must have bedrooms with an exterior window;
- (N) None of the provisions of this By-law or By-law 569-2013 apply to prevent a temporary sales office on the **lot**;
- (O) One Type "G" **loading space** and one Type "B" **loading space** must be provided;
- (P) For the purposes of this By-law, all bolded words and expressions have the same meanings as defined in By-law 569-2013, as amended, with the exception of the following:
  - (i) "temporary sales office" means a **building, structure**, facility or trailer on the **lot** used for the purpose of the sale or lease of **dwelling units** or non-residential use to be erected on the **lot**; and
  - (ii) "car-share **parking space**" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes and such car-share is for the use of at least the occupants of the **building**; and
- (Q) Except as otherwise provided herein, the provisions of By-law 569-2013, as amended, continue to apply to the **lot**;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 549-2017 OMB ]

(97) Exception CR 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) If Section 6 and Schedule 'A' of By-law 853-2017(OMB) are complied with, none of the provisions of regulations, 40.5.40.40 (1), (2), (3) and (4), 40.10.40.10, 40.10.40.50(1), 40.10.40.50(2), 40.10.40.60, 40.10.40.70, 40.10.90.40(3), will apply to prevent the erection or use of a **building or structure** in compliance with regulations (B) to (S) below;
- (B) The **lot** is the lands outlined by heavy lines on Diagram 1 of By-law 853-2017(OMB);
- (C) The **gross floor area** of the **building** must not exceed 36,690 square metres of which a minimum of 600 square meters and a maximum of 690 square metres is for commercial uses;
- (D) Height is measured from Canadian Geodetic Datum elevation 101.9 metres;
- (E) Despite 40.5.40.10, the height of a **building or structure** must not exceed the maximum height in metres as indicated by the numbers following the letter H on Diagram 3 of By-law 853-2017(OMB);
- (F) Despite (E) above, the following elements of a **building** may exceed the maximum height permitted in (E) by 6.0 metres:
  - (i) **Structures** used for outside or open air recreation, maintenance, safety, or wind protection purposes, elements of a **green roof**, railings, parapets, window washing equipment, ornamental or architectural features, electrical and mechanical equipment and rooms, stair enclosures, elevator overruns, chimney stacks, vents and air intakes, communications equipment, lightning rods, trellises;
- (G) Despite 5.10.40.70(1) and (2), there is no setback requirements for the **building**, and portions of the **building** must be stepped back as shown on Diagram 3 of By-law 853-2017(OMB);
- (H) A minimum of 1,074 square metres of indoor **amenity space** and a minimum of 1,074 square metres of outdoor **amenity space** must be provided;
- (I) A maximum of 575 **dwelling units** is permitted;
- (J) Despite 200.5.10.1 (1) and (5) and 200.15.20, a minimum of 82 **parking spaces** must be provided for the residents of the **dwelling units** of which 3 **parking spaces** may be used as car-share **parking spaces** and a minimum of 4 **parking spaces** must be accessible **parking spaces**;



- (K) Despite 200.5.10.1 (1) and (5), 18 **parking spaces** must be provided for **gross floor area** used for uses other than **dwelling units** or for visitor **parking spaces**;
- (L) The **parking spaces** required to be provided under subsection (K) above may be provided within a **public parking** facility;
- (M) Despite 200.15.1(1), accessible **parking spaces** 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;
- (N) Despite 200.5.1.10(2), up to 8 **parking spaces** which are obstructed on one side only need not comply with 200.5.1.10(2)(A)(iv) or (B)(iv);
- (O) Despite 220.5.10.1, a minimum of one Type C **loading space** and one type G **loading space** must be provided and maintained on the **lot**;
- (P) Despite 230.5.1.10 (4):
  - (i) a **bicycle parking space** may have a minimum width of 0.5 metres;
  - (ii) if **bicycle parking spaces** are in a bicycle rack or are **stacked bicycle spaces** and are located in a secured room or area, in bicycle lockers or on a rack/hook on a wall associated with a **parking space** on any parking level so long as such rack/hook does not encroach into a **parking space** the minimum **bicycle parking space** dimensions do not apply; and
  - (iii) **bicycle parking spaces** may be located outdoors or indoors including within a secured room or enclosure;
- (Q) A minimum of 487 long term **bicycle parking spaces** and a minimum of 54 short term **bicycle parking spaces** must be provided on the **lot** for residential uses and a minimum of 9 short-term **bicycle parking spaces** and 6 long term **bicycle parking spaces** must be provided on the **lot** for non-residential uses;
- (R) 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; and
- (S) The lands subject to this exception need not comply with the requirements of section 600.10.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 853-2017 (OMB) ]

(98) Exception CR 98

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(14) of North York zoning by-law 7625.

(99) Exception CR 99

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

Site Specific Provisions:

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



(F) Despite regulations 40.10.40.80(2), the minimum separation distance between buildings is as shown on Diagram 3 of By-law No. 1013-2014.

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

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

(100) Exception CR 100

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

Site Specific Provisions:

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

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

(101) Exception CR 101

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

Site Specific Provisions:

(A) Despite Regulation 40.5.40.10(1), the height of a **building or structure** is measured from the Canadian Geodetic Datum elevation of 109.1 metres;

(B) Despite Regulation 40.10.40.10(2), the maximum height of a **building or structure** is 27.0 metres with no portion of a **building or structure** to be located outside the heavy lines on Diagram 3 of By-law 97-2017, or exceed the height denoted on Diagram 3 of By-law 97-2017;

(C) Despite Regulation 40.10.40.70(2)(B):

(i) the minimum **building setback** from the **rear lot line** for an enclosed access ramp to an underground **parking garage** is 1.5 metres; and

(ii) the minimum **building setback** from the **rear lot line** for an enclosed **loading space** is 1.5 metres; and

(D) Despite Regulation 40.10.40.70(2)(E):

(i) a balcony may encroach horizontally into the south facing **angular plane** to a maximum distance of:

(a) 2.3 metres for the 6th **storey**;

(b) 2.7 metres for the 7th **storey**; and

(c) 2.4 metres for the 8th **storey**; and

(ii) a main wall may encroach horizontally into the south facing **angular plane** to a maximum distance of:

(a) 2.7 metres for the 6th **storey**;

(b) 2.4 metres for the 7th **storey**;

(c) 2.4 metres for the 8th **storey**; and

(d) 2.4 metres for the enclosed mechanical and amenity space; and

(iii) a main wall may encroach horizontally into the east facing **angular plane** to a maximum distance of 1.0 metres for the 7th **storey** and 8th **storey** terrace to a maximum of 1.0 metres; and

(E) Despite Regulation 40.10.90.10(1), a **loading space** may be located in a **rear yard** that abuts a **lot** in the Residential zone category;

(F) Despite Regulation 40.10.90.40(2), **vehicle** access to the **loading space** may be over a **lot** in a Residential Zone category;



- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, is measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres for a minimum of the front 10 metres measured from the front **main wall** of the **mixed used building** only;
- (H) Despite Regulation 40.10.50.10 (3), access to a **loading space** is permitted across the required **landscape strip**;
- (I) Despite Regulation 220.5.10.1 (3), a requirement for a Type "B" **loading space** is addressed and satisfied by the provision of a Type "G" **loading space** for residential uses;
- (J) Despite Regulation 40.10.40.50 (1), a minimum of 108 square metres of indoor **amenity space** and 115 square metres of outdoor **amenity space** must be provided; and
- (K) Despite Section 900.11.10 (1978), an **eating establishment**, or **take-out eating establishment** shall be permitted up to a maximum of 200 square metres of non-residential floor area.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 257 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86;
- (C) Section 12 (2) 294 of former City of Toronto By-law 438-86. [ By-law: 97-2017 ]

(102) Exception CR 102

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 826-834 Yonge Street and 2-8 Cumberland Street, if the requirements of Section 4 and Schedule A of By-law 505-2018 are complied with, none of the provisions of Sections 40.10.40.40(1), 40.10.40.50(1) and (2), 200.5.1.10(2), 200.15.1.5, 230.5.1.10(9) and 600.10 apply to prevent the erection or use of a **building, structure**, addition or enlargement if it is in compliance with regulations (B) to (K) below;
- (B) Despite regulation 5.10.40.70(1) and 600.10.10, a **building** or **structure** must be located entirely within the area delineated by heavy lines shown on Diagram 3 of By-law 505-2018;
- (C) Despite regulations 40.5.40.10(1) and (2), the **height** of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 116.00 metres in the year 2017;
- (D) Despite regulations 40.5.40.10(3)-(7) and 40.10.40.10(1) and (5), no portion of any **building** may exceed the **height** in metres specified by the numbers following the symbol H on Diagram 3 of By-law 505-2018, with the exception of the following:
  - (i) mechanical equipment and any associated enclosure structures, parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, architectural features, ventilation shafts, public art, landscaping and elements of a **green roof** are permitted to extend a maximum of 3.0 metres above the applicable **heights** shown on Diagram 3 of By-law 505-2018; and
  - (ii) an architectural feature located along the western edge of the roof level (163.0-metre **height** limit) may extend a maximum of 8.5 metres above the **heights** shown on Diagram 3 of By-law 505-2018;
- (E) Despite clause 40.10.40.60 and regulation 40.10.40.70(1), no portion of any **building** or **structure** above-grade may extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 505-2018, with the exception of:
  - (i) balconies located west of the dashed line shown on the attached Diagram 3, which are on the north and south façades of the **building** above the sixth **storey** of the **building** above-grade may encroach a maximum of 1.0 metres into the required minimum **building** setback; and
  - (ii) cornices, landscape features at grade level, architectural features fronting the laneway at grade level, ventilation shafts forming part of a landscape feature or at a height of at least 5.0 metres above-grade, light fixtures guardrails, balustrades, railings, doors, wheelchair ramps, awnings and canopies, all of which may extend beyond the dashed line shown on the attached Diagram 3;
- (F) The maximum permitted **gross floor area** of all **buildings** and **structures** on the lands as shown on Diagram 3 of By-law 505-2018, must not exceed 29,500 square metres, of which:



- (i) residential uses must not exceed 28,250 square metres; and
  - (ii) non-residential uses must not exceed 1,250 square metres;
- (G) **Amenity space** must be provided and maintained at a minimum rate of 3.0 square metres for each **dwelling unit**, of which:
- (i) indoor **amenity space** must be provided at a minimum rate of 2.0 square metres for each **dwelling unit**; and
  - (ii) at least 40 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**;
- (H) Despite clauses 200.5.10.1 and 200.15.10(1), the minimum number of required **parking spaces** is:
- (i) 0.28 **parking spaces** for each **dwelling unit**;
  - (ii) no visitor **parking spaces** are required;
  - (iii) no **parking spaces** are required for non-residential uses; and
  - (iv) 4 accessible **parking spaces** are required;
- (I) Despite clause 200.5.1.10:
- (i) a maximum of 30 **parking spaces** may have the following minimum dimensions: length of 5.0 metres, width of 2.4 metres, and height of 2.0 metres; and
  - (ii) a maximum of 4 **parking spaces** may have the following minimum dimensions: length of 5.2 metres, width of 2.6 metres, and height of 2.0 metres;
- (J) Despite clause 220.5.10.1, a minimum of one Type G **loading space** is required;
- (K) Despite clause 230.5.1.10, a minimum of 379 **bicycle parking spaces** are required, of which:
- (i) a minimum of 38 must be for short-term **bicycle parking spaces**; and
  - (ii) a minimum of 334 must be for long-term **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 505-2018 ]

(103) Exception CR 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) On 48-58 Scollard Street and 1315-1325 Bay Street, if the requirements of Section 5 and Schedule A of By-law 741-2017 are complied with, none of the provisions of Sections 40.5.1.10(3) and (4), 40.10.20.100(21), 40.10.40.1(1) and (2), 40.10.40.40(1), 40.10.40.40(2), 40.10.100.10(1), 150.100, 200.5.1.10.(12)(C) and 600.10 apply to prevent the erection or use of a **building, structure**, addition or enlargement if it is in compliance with regulations (B) to (N) below;
- (B) Despite regulation 5.10.40.70(1) and 600.10.10, a **building** or **structure** must be located entirely within the area delineated by heavy lines shown on Diagram 3 of By-law 741-2017;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 116.75 metres in the year 2017;
- (D) Despite regulations 40.5.40.10(3)-(6) and 40.10.40.10(1) and (5), no portion of any **building** may exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 741-2017, with the exception of the following:
  - (i) lighting fixtures, terraces, patios, cabanas, planters, balustrades, bollards, fences, trellises, roofing assembly, landscape features, art installations, garbage chutes, roofs, window washing equipment, parapets, privacy screens, safety railings, guardrails, chimneys, vents, flues, stacks and exhaust stacks, and ornamental or architectural features may extend a maximum of 2.0 metres above the heights shown on Diagram 3 of By-law 741-2017;
  - (ii) Lightning rods;
  - (iii) **building** elements or **structures** used for **green roof** technology or alternative roofing system may extend a maximum of 0.6 metres above the heights shown on Diagram 3 of By-law 741-2017; and



- (iv) mechanical equipment such as, but not limited to, elevator and associated overrun, heating or cooling towers/heating or cooling tower stacks, air units, emergency generator, lighting fixtures, ornamental elements, trellises, wind mitigation features and walls, penthouse or structures enclosing mechanical equipment may extend a maximum of 7.0 metres above the heights shown on Diagram 3 of By-law 741-2017;
- (E) Despite clause 40.10.40.60 and regulation 40.10.40.70(1), no portion of any **building or structure** above-grade may extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 741-2017, with the exception of:
  - (i) Window washing equipment, privacy screens, chimneys, vents, flues, stacks and exhaust stacks, art installations, lighting fixtures, cornices, sills, eaves, canopies, stairs, covered stairs or stair enclosures, awnings, underground garage ramps and ancillary **structures**, retaining walls, wheelchair ramps, ornamental or architectural features, and structures and elements related to **outdoor patios** may extend a maximum of 1.0 metres beyond the heavy lines shown on Diagram 3 of By-law 741-2017;
- (F) The maximum permitted **gross floor area** of all **buildings and structures** on the lands as shown on Diagram 3 of By-law 741-2017, must not exceed 21,750 square metres, of which:
  - (i) residential uses must not exceed 20,000 square metres; and
  - (ii) non-residential uses must not exceed 1,750 square metres;
- (G) Despite regulation 40.10.20.100(17), the maximum permitted **interior floor area** of all **retail services** must not exceed 550 square metres;
- (H) Despite clause 40.10.40.50(1) and (40.10.40.50(2) **amenity space** shall be provided in accordance with the following minimum amounts:
  - (i) At least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) A least 1.0 square metres for each **dwelling unit** is outdoor **amenity space**, provided:
    - (a) An outdoor Privately Owned Publicly-Accessible Space (POPS) of at least 523 square metres is provided on the **lot**; and
    - (b) A publicly accessible outdoor area of at least 461 square metres be provided on the **lot**;
- (I) A maximum of 7 **parking spaces** are not required to comply with the minimum **parking space** dimensions in regulation 200.5.1.10(2), of which:
  - (i) A maximum of 5 **parking spaces** may have a minimum length of 5.4 metres and minimum width of 2.5 metres; and
  - (ii) a maximum of 2 **parking spaces** may have a minimum width of 2.6 metres if accessed by a one-way or two-way drive aisle having a width of less than 6.0 metres;
- (J) Despite regulations 200.5.1.10(2)(b) and 200.5.10.1(7), the number of residential **parking spaces** provided may be greater than the maximum permitted in By-law 569-2013;
- (K) Despite Section 200.5.1(3), a 47 metre portion of the **drive aisle** on levels B1, B2, B3 and B4 will be 5.5 metres in width;
- (L) Despite regulation 40.10.90.40(3) and clause 220.5.10.1:
  - (i) a minimum of one Type G **loading space** is required; and
  - (ii) no **loading space** is required for non-residential uses;
- (M) Despite clause 230.5.1.10(4):
  - (i) horizontal **bicycle parking spaces** may have the following minimum dimensions: length of 1.8 metres, width of 0.4 metres and height of 1.9 metres;
  - (ii) horizontal **bicycle parking spaces** that are provided in a bicycle stacker may have the following minimum dimensions: length of 1.8 metres, width of 0.4 metres and height of 1.1 metres; and
  - (iii) vertical **bicycle parking spaces** may have the following minimum dimensions: length of 1.0 metres, width of 0.4 metres and height of 1.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 741-2017 Enacted ]



(104) Exception CR 104

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: 564-2019]

Site Specific Provisions:

- (A) On 2 Gibbs Road, if the requirements of Section 5 and Schedule A of By-law 320-2017 are met, none of the provisions of 30.5.40.10(4), 40.10.40.1(1), 40.10.40.1(3), 40.10.40.10(3), 40.10.40.60.1(B), 40.10.40.60(9), 40.10.40.70.3(D), 40.10.40.80.2(A), 40.10.50.10 (2), 40.10.90.10(1), 40.10.100.10.1 (C), Table 200.5.10.1, 220.5.10.1(1) through (5) apply to prevent the erection or use of a **building** or **structure**, addition or enlargement if in compliance with (B) to (S) below;
- (B) The height of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum elevation of 134.2 metres, and the highest point of the **building** or **structure**;
- (C) Despite (B) above, No portion of any **building** or **structure**, excluding parapets, guard rails, railings and dividers, roof top stair enclosures, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, architectural features, mechanical penthouse, elevated pedestrian bridge, **landscaping** and elements of a **green roof** is to have a height greater than the height in metres specified by the number following the HT symbol as shown on Diagram 3 of By-law 320-2017;
- (D) Any equipment or **structures** used for the functional operation of the **building**, including mechanical penthouse, is permitted to exceed the heights permitted in (C) by 7.0 metres;
- (E) The maximum permitted **gross floor area** of all **buildings** and **structures** is 105,600 square metres;
  - (i) the **gross floor area** of **buildings** or **structures** occupied by residential uses must not exceed 100,000 square metres, excluding the area occupied by unenclosed balconies and enclosed pedestrian walkways; and
  - (ii) the **gross floor area** of **buildings** and **structures** occupied by non-residential uses must not exceed 7,500 square metres;
- (F) A minimum of 10 percent of the total **dwelling units** on site must be three bedroom **dwelling units**;
- (G) Any storey of a **building** above a height of 30 metres must not have a **gross floor area** exceeding 750 square metres;
- (H) The portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 of By-law 320-2017, except that:
  - (i) cornices, light fixtures, ornamental elements, parapets, art and **landscaping** features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, roof top stair enclosures, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, elevated pedestrian bridge, awnings and canopies, and underground garage ramps and associated **structures** may extend beyond the heavy lines shown on Diagram 3 of By-law 320-2017, provided that in no case will **building** elements extend closer than 14 metres to the Highway 427 right-of-way;
- (I) Any portion of a **building** above a height of 30 metres must be separated by a minimum distance of 25 metres from all other portions of **buildings** which are above a height of 30 metres;
- (J) A **building** or **structure** must be set back at least 5.5 metres from a **lot line** abutting Gibbs Road;
- (K) Any **buildings** subject to a Stepback Area, as indicated on Diagram 4 of By-law 320-2017, require a stepback be provided as follows:
  - (i) In Stepback Area 1, at a height of 10 metres, the **main wall** of a **building** must be set back at a minimum distance of 1.5 metres from the exterior face of the **main wall** below; [By-law 121-2018]
  - (i) in Stepback Area 1, at a height of 10 metres, the **main wall** of a **building** must be set back at a minimum distance of 1.5 metres from the exterior face of the **main wall** below; [ By-law: 121-2018 ]
  - (ii) In Stepback Area 2, at a height of 10 metres, the **main wall** of a **building** must be set back at a minimum distance of 2 metres from the exterior face of the **main wall** below; [By-law 121-2018]
  - (ii) in Stepback Area 2, at a height of 10 metres, the **main wall** of a **building** must be set back at a minimum distance of 2 metres from the exterior face of the **main wall** below; [ By-law: 121-2018 ]



- (iii) In Stepback Area 3, at a height of 10 metres, the **main wall** of a **building** must be set back at a minimum distance of 3 metres from the exterior face of the **main wall** below; and [By-law 121-2018]
- (iii) in Stepback Area 3, at a height of 10 metres, the **main wall** of a **building** must be set back at a minimum distance of 3 metres from the exterior face of the **main wall** below; and [ By-law: 121-2018 ]
- (iv) In Stepback Area 4, at a height of 26 metres, the **main wall** of a **building** must be set back at a minimum distance of 2 metres from the exterior face of the **main wall** below; [By-law 121-2018]
- (iv) in Stepback Area 4, the portion of a **building** above 26 metres must be set back at a minimum distance of 2 metres from the exterior face of the **main wall** below. [ By-law: 121-2018 ]
- (L) No portion of a **building**, excluding those features listed in (C) above, may penetrate a 45-degree **angular plane** projected over the **lot** from the eastern side **lot line**, commencing at an elevation of 48 metres above Canadian Geodetic Datum elevation of 134.2 metres as calculated using the method identified in Diagram 5 of By-law 320-2017;
- (M) A **Temporary Sales Office** is permitted for a period of 5 years from the date of the enactment of By-law 320-2017;
- (N) **Parking spaces** must be provided and maintained at the following rates:
  - (i) 0.8 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.9 **parking spaces** for each one-bedroom **dwelling unit**;
  - (iii) 1.0 **parking spaces** for each two-bedroom **dwelling unit**;
  - (iv) 1.2 **parking spaces** for each three-bedroom **dwelling unit**; and
  - (v) 0.15 **parking spaces** for each **dwelling unit** for the purpose of visitor parking;
- (O) **Parking spaces** for the purpose of residential visitor parking may also be provided for non-residential uses on a shared basis, provided that the number of shared **parking spaces** meets the combined minimum parking requirement of non-residential use and residential visitors. [By-law 121-2018]
- (P) For **parking spaces** adjacent to interior **building** walls, the minimum width must be 2.9 metres, the minimum length must be 5.6 metres, and the minimum vertical clearance must be 2.0 metres;
- (Q) For **parking spaces** not adjacent to interior **building** walls, the minimum width must be 2.6 metres, the minimum length must be 5.6 metres and minimum vertical clearance must be 2.0 metres;
- (R) A minimum of seven **loading spaces** must be provided as follows:
  - (i) A minimum of 3 Type G **loading spaces**;
  - (ii) A minimum of 2 Type B **loading spaces**; and
  - (iii) A minimum of 2 Type C **loading spaces**;
- (S) The lands identified with the "(H)" and delineated by heavy lines on Diagram 2 of By-law 320-2017 are restricted in use as specified by section 4 of By-law 320-2017.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 320-2017 ]

(105) Exception CR 105

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

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

- (A) Section 64.23(92) of North York zoning by-law 7625.

(106) Exception CR 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) On 1327 to 1339 Queen Street East, clause 5.10.40.70(1) and (2), 40.5.40.70, 40.10.40.10(2) and (5), 40.10.40.50(1), 40.10.40.60(1)(C), 40.10.40.60(2)(B)(i), 40.10.40.60(5), 40.10.40.60(9), 40.10.40.70(2), 40.10.50.10(3), 200.5.10.1, 200.5.1.10(2)(B)(i) and (ii), 200.15.1.5(1), 230.5.1.10(5)(A), 230.5.1.10(9)(B)(iii) and 995.20.1(1) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with regulations (B) to (M) below;
- (B) No portion of any **building or structure** above grade may exceed the height in metres specified by the numbers following the symbol "H" on Diagram 3 and 4 of By-law 864-2019(OMB);
- (C) Despite clause 40.5.40.10, elements of the **building** listed in Table 1 of By-law 864-2019(OMB) may exceed the permitted maximum **building** height as shown of Diagram 3 and 4 of By-law 864-2019(OMB) as shown of Table 1 of By-law 864-2019(OMB);
- (D) No portion of any **building or structure** above grade may be located otherwise than wholly within the areas delineated by the heavy lines on Diagrams 3 and 4 of By-law 864-2019(OMB);
- (E) Despite clause 40.10.40.60 elements of the **building** listed in Table 1 of By-law 864-2019(OMB) may encroach into a required **building setback** as shown of Table 1 of By-law 864-2019(OMB);
- (F) Despite 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on the lands as shown on Diagram 1 of By-law 864-2019(OMB), must not exceed 9,600 square metres, of which:
  - (i) residential uses must not exceed 8,990 square metres; and
  - (ii) non-residential uses must not exceed 610 square metres;
- (G) Despite 40.10.40.50 (1) and (2), **amenity space** must be provided as follows:
  - (i) a minimum of 111 square metres of indoor **amenity space**; and
  - (ii) a minimum of 200 square metres of outdoor **amenity space**;
- (H) Despite 200.5.10.1, **parking spaces** are to be provided and maintained on the site in accordance with the following ratios:
  - (i) a minimum of 0.5 **parking spaces** for each bachelor or 1-bedroom **dwelling unit**;
  - (ii) a minimum of 0.75 **parking spaces** for each **dwelling unit** containing 2 bedrooms or more;
  - (iii) a minimum of 0.06 visitor **parking spaces** for each **dwelling unit**;
  - (iv) no **parking spaces** are required for non-residential uses;
- (I) Despite Regulations 200.5.1(3)(a) and 200.5.1.10(2)(B)(ii), up to seven of the required **parking spaces** may have a minimum dimension of 2.6 metres in width and 5.2 metres in length;
- (J) Despite 220.5.10.1, a minimum of 1 Type "G" **loading space** must be provided and maintained on the lot;
- (K) Despite 230.5 (4) (A) the minimum width of a **bicycle parking space** is 0.38 metres for a vertical **bicycle parking space** and 0.4 metres for a horizontal **bicycle parking space**;
- (L) Despite 230.5 (4) (B) and (C) if **bicycle parking spaces** are provided in a **stacked bicycle parking space** then the minimum vertical dimensions of a **stacked bicycle parking space** must be at least 1.2 metres and the minimum horizontal dimensions must be at least 0.38 metres in width and 1.8 metres in length;
- (M) For the purpose of regulation 40.5.40.10(1) and (2), height is measured from the Canadian Geodetic Datum elevation of 78.70 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 864-2019(OMB) ]

(107) Exception CR 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) On 60 Shuter Street and 187 and 189 Church Street, if the requirements of By-law 789-2017, Section 4 and Schedule A are complied with, none of the provisions of 5.10.40.70(2), 40.5.40.10, 40.10.40.1 (1) and (2), 40.10.40.10(1) and (5), 40.10.40.40(1), 40.10.40.60, 40.10.40.70, 40.10.40.80, 40.10.90.40(3), 200.5.1.10(12)(C), Table 200.5.10.1, 200.15.1.5(1), 200.15.1, 200.15.10(1)(C), 220.5.10.1, 230.5.1.10(9), 230.40.1.20(2) and 600.10.10(1)(A) and 900.11.10 (2166) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law 789-2017;



- (ii) 750 square metres for storeys 11-23; and
- (iii) 835 square metres for storeys 24-29;
- (B) The total **gross floor area** of all **buildings** and **structures** must not exceed 23,850 square metres and:
  - (i) The total **gross floor area** for residential uses must not exceed 23,250 square metres; and
  - (ii) The total **gross floor area** for non-residential uses must not exceed 2,000 square metres, exclusive of a portion of the below grade **parking garage**;
- (C) The height of any **building** or **structure** erected on the **lot** must not exceed the maximum height in metres as indicated by the numbers following the letter H as shown on Diagram 3 of By-law 789-2017;
- (D) Despite (D) the height of any **building** or **structure**, for those portions of the building below a height of 85 metres, must not exceed the height in metres as shown following the symbol H on Diagram 3 of By-law 789-2017, with the exception of the following:
  - (i) railings, parapets, balconies, cornices, window washing equipment, lighting fixtures, ornamental elements, stair towers, trellises, planters partitions dividing outdoor recreational areas, guard rails, stairs, stair enclosures, wheelchair ramps, vents, fences, screens, architectural features, elements of a green roof, roof assemblies, lightning rods, and exhaust flues, located above the height of each of the roof levels of the building, to a maximum of 3 metres;

(D)	Despite Section 4(C), the following may exceed the maximum height in metres permitted as indicated by the numbers following the letter "H" as shown on Diagram 3 of By-law 789-2017 to a maximum of 3 metres:
	<ul style="list-style-type: none"> <li>(i) railings, parapets, balconies, cornices, window washing equipment, lighting fixtures, ornamental elements, stair towers, trellises, planters partitions dividing outdoor recreational areas, guard rails, stairs, stair enclosures, wheelchair ramps, vents, fences, screens, architectural features, elements of a green roof, roof assemblies, lightning rods, and exhaust flues, located above the height of each of the roof levels of the building; and</li> <li>(ii) the exceptions in Section 4(C) do not apply to any areas marked as a maximum permitted height of 80 metres or higher as indicated by the numbers following the letter "H" as shown on Diagram 3 of By-law 789-2017. In those areas no exceptions apply to the heights set out in Section 4 (C). [ By-law: 1092-2017 Enacted ]</li> </ul>

- (E) The **height** of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 89.7 metres (CGVD2013);
- (F) No portions of a **building** or **structure** above grade may encroach into a required **building setback** indicated by the heavy lines on Diagram 3 of By-law 789-2017, with the exception of:
  - (i) cornices, light fixtures, ornamental or architectural features, canopies, awnings, parapets, architectural flutes, patios, pillars, trellises, window sills, planters, guardrails, balustrades, retaining walls, vents, railings, stair enclosures, wheelchair ramps, fences, and screens;
- (G) No part of the **building** may be constructed at a **height** between 7.5 metres and 62 metres below the cantilever (floors 24 to 29), in the grey area shown on Diagram 3 of By-law 789-2017, except for those items listed in 4(F);
- (H) Despite clause 40.10.40.50(1) and 40.10.40.50(2), **amenity space** must be provided and maintained as follows:
  - (i) a minimum of 2 square metres of indoor **amenity space** for each **dwelling unit**; and
  - (ii) a minimum of 0.76 square metres of outdoor **amenity space** for each **dwelling unit**;
- (I) **Parking spaces** must be provided and maintained on the **lot** as follows:
  - (i) a minimum of 0.21 **parking spaces** for each **dwelling unit** for the residential use;
  - (ii) a minimum of 0.06 **parking spaces** for each **dwelling unit** for visitors;
  - (iii) a minimum of 2 **parking spaces** must be provided for car-share;
  - (iv) visitor parking spaces may be provided within a parking **garage** with or without a fee; and



- (v) no **parking spaces** are required for the non-residential uses permitted in regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A);
- (J) Despite regulation 200.5.1.10(9), if the number of parking spaces results in a fraction the number is rounded up to the nearest whole number;
- (K) Despite regulation 200.5.1.10(2), a maximum number of 5 **parking spaces** are permitted to have a minimum vertical clearance of 1.75 metres and a width of 2.6 metres, despite any obstructions;
- (L) Despite regulations 230.5.1.10(4) and (10), 230.5.10, a **bicycle parking spaces** must be provided and maintained as follows:
  - (i) a minimum of 0.9 **bicycle parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.1 **bicycle parking spaces** for each **dwelling unit**;
  - (iii) both long term and short term **bicycle parking spaces** may be provided in a **stacked bicycle parking space**; and
  - (iv) the minimum width of a **stacked bicycle parking space** is 0.45 metres;
- (M) Despite the definition of **storey** in Chapter 800, a mezzanine level is part of the ground level **storey** for the purposes of identifying the maximum number of **storeys** as specified on Diagram 3 of By-law 789-2017 and for identifying the maximum area of tower floor plates as described in (N) below;
- (N) The maximum area of the tower floor plate as measured from the exterior of the **main wall** on each storey is as follows:
  - (i) 1,031 square metres for **storeys** 6-10;
- (O) The **vehicle** entrance and exit in the **main wall** of a **building** must be set back a minimum of 2.05 metres from a **lot line** abutting a **street**;
- (P) A minimum of one Type "G" **loading space** must be provided and maintained on the lands;
- (Q) A temporary sales office is permitted for a maximum of 3 years from the date of enactment of By-law 789-2017; and
- (R) This exception applies to all of the lands collectively regardless of severance, partition or division.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 789-2017 ]

(108) Exception CR 108

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

Site Specific Provisions:

- (A) **Vehicle fuel station** is permitted if the requirements of Regulation 40.10.20 are complied with.

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

(109) Exception CR 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) On 796, 798, 800 and 802 Broadview Avenue, nothing prevents the erection or use of a **building, structure**, addition or enlargement if it is in compliance with regulations (B) to (Q) below;
- (B) Despite Regulation 40.10.20.20(1), a **public parking** use is not permitted;
- (C) Despite Regulations 5.10.40.70(1) and (2), 40.10.40.70(2), 40.10.40.1(1) and (6)(A), and 600.10.10, a **building or structure** must be located entirely within the area delineated by heavy lines on Diagram 3 of By-law 689-2019;
- (D) Despite Regulations 40.5.40.10(3)-(7) and 40.10.40.10.(2), 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 689-2019, with the exception of the following:
  - (i) mechanical equipment and any associated enclosure structures, parapets, guard rails, railings and dividers, pergolas, trellises, screens, stairs, window washing equipment, lightning rods,



architectural features, elements of a **green roof** are permitted to extend a maximum of 4.2 metres above the heights shown on Diagram 3 of By-law 689-2019;

- (E) In addition to encroachments permitted in Section 40.10.40.60, the following may encroach into a required **building setback** shown on Diagram 3 of By-law 689-2019 as follows:
- (i) awnings, canopies and window washing equipment 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 are permitted to encroach a maximum of 1.5 metres except that balconies are not permitted on the northernmost or southernmost façade of the building;
- (F) Despite Regulation 40.10.40.10.(5), the maximum height of the first **storey** is 4.5 metres;
- (G) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 115.83 metres in the year 2017;
- (H) The maximum number of **storeys** permitted is 6;
- (I) The total **gross floor area** of all **buildings** and **structures** as shown on Diagram 3 of By-law 689-2019, must not exceed 3,800 square metres, and:
- (i) residential uses symbolized by the letter 'r', in Regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), must not exceed 2,800 square metres; and
  - (ii) non-residential uses symbolized by the letter 'c', in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), must not exceed 400 square metres;
- |     |   |
|-----|---|
| (I) | The total <b>gross floor area</b> of all <b>buildings</b> and <b>structures</b> as shown on Diagram 3 of By-law 689-2019, must not exceed 3,650 square metres, and:             |
|     | (i) residential uses symbolized by the letter 'r', in Regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), must not exceed 3,250 square metres; and                             |
|     | (ii) non-residential uses symbolized by the letter 'c', in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), must not exceed 400 square metres; [ By-law: 379-2020 Enacted ] |
- (J) A maximum of 30 **dwelling units** are permitted, of which 13 must be two or three bedroom **dwelling units**;
- (K) A minimum of 2 non-residential units are permitted;
- (L) The maximum **gross floor area** of a non-residential unit shall be 265 square metres;
- (M) Despite Regulations 40.10.40.50(1) and 40.10.50.10(3), residential **amenity space** must be provided and maintained as follows:
- (i) a minimum of 78 square metres as indoor **amenity space**; and
  - (ii) a minimum of 60 square metres as outdoor **amenity space**, of which at least 40.0 square metres must be provided in a location adjoining or directly accessible from indoor **residential amenity space**;
- (N) Despite Regulation 40.10.40.50(2), no outdoor **amenity space** is required for non-residential uses on the lands;
- (O) Despite Regulation 40.10.40.1.(1), the **residential amenity space** can be located at the same level as non-residential uses;
- (P) Despite Regulations 200.5.10.1, 200.15.10(1), and 200.15.1.5(1)(A), **parking spaces** must be provided and maintained as follows:
- (i) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (ii) 0.75 **parking spaces** for each two or three bedroom **dwelling unit**;
  - (iii) 0.06 visitor **parking spaces** for each **dwelling unit**;
  - (iv) 1 **parking space** for each 100 square metres of non-residential **gross floor area**; and
  - (v) a minimum of 2 accessible **parking spaces** are required;
- (Q) Despite Regulation 40.10.90.40.(3), vehicular access is permitted through a **main wall** that faces a **street**;



(R) Despite Regulations 230.5.10.1(5)(A), and 230.5.10.1(2), A minimum of 32 **bicycle parking spaces** must be provided and maintained for the **mixed use building** in accordance with the following:

- (i) A minimum of 28 long-term **bicycle parking spaces**; and
- (ii) A minimum of 4 short-term **bicycle parking**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2)270(a) of former City of Toronto By-law 438-86. [ By-law: 689-2019 ]

(110) Exception CR 110

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(111) Exception CR 111

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

Site Specific Provisions:

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

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

(113) Exception CR 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 1177 Danforth Avenue, if the requirements of By-law 820-2017 are complied with, none of the regulations of Clause and Regulations 40.5.40.70.(1)(B), 40.10.40.1.(1), 40.10.40.10.(2)(A), 40.10.40.40(1)(A), 40.10.40.40(1)(C), 40.10.40.50(1), 40.10.40.70.(2)(A), 40.10.40.70.(2)(B)(i), 40.10.40.70.(2)(C), 40.10.40.70.(2)(E)(i), 40.10.40.70.(2)(G), 40.10.50.10.(2), 40.10.50.10.(3), 40.10.90.40.(1)(A), 40.10.90.10.(1)(C), 40.10.100.10.(1)(A), 40.10.100.10.(1)(C), 200.5.10.1.(1), 200.15.1.5.(1), 220.5.10.1.(3), 220.5.10.1.(4), 230.5.10.1.(2), 230.5.10.1.(5), 230.5.1.10.(9)(B), and 230.40.1.20.(2) apply to prevent the erection or use of a **building**, **structure**, addition or enlargement and uses **ancillary** thereto, permitted in By-law 820-2017, permitted in (B) through (V) below;
- (B) The height of a **building** or **structure** is measured as the distance between Canadian Geodetic Datum elevation 115.90 metres and the highest point of the **building** or **structure**, and must not exceed the height in metres specified by the numbers following the symbol "H" as shown on Diagram 3 of By-law 820-2017;
- (C) Despite (B) above, canopies, lightning rods, window washing equipment, satellite dishes, eaves, screens, landscape and ornamental features, trellises, cabanas, light fixtures, antennae, flag poles, elements of a bus stop, associated mechanical equipment overrun, elevator/stair overrun and garbage chute overruns may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 820-2017 by 4.0 metres;
- (D) Despite (B) above, wind mitigation, heating, cooling, or ventilation equipment, roof access, solar panels, mechanical exhausts, flues, fans, chimneys, and parapets around the mechanical elements on the rooftop may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 820-2017 by 2.0 metres;
- (E) Despite (B) above, terrace and balcony dividers/privacy screens may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 820-2017 by 2.5 metres;
- (F) Despite (B) above, guardrails, railings, retaining walls, wheelchair ramps, roofing assembly and drainage, elements of **green roof**, parapets other than around the mechanical elements on the



- rooftop, cornices, balustrades, bollards, landscape and ornamental features may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 820-2017 by 1.5 metres;
- (G) Minimum **building** height setbacks must be provided as shown on Diagram 3 of By-law 820-2017;
- (H) Minimum **building setbacks** must be provided as shown on Diagram 3 of By-law 820-2017;
- (I) Despite (H) above, canopies, lightning rods, window washing equipment, satellite dishes, eaves, landscape and ornamental features, trellises, cabanas, lighting rods, window washing equipment, light fixtures, antennae, flag poles, and Juliette balconies may project no more than 0.6 metres beyond the heavy lines shown on Diagram 3 of By-law 820-2017;
- (J) Despite (H) above, cornices, lighting features, trellises, window sills, guardrails, balustrades, railings, vents, and balconies above a height of 14 metres may project no more than 1.5 metres beyond the heavy lines shown on Diagram 3 of By-law 820-2017;
- (K) Despite (H) above, awnings, screens, landscape and ornamental elements may project no more than 3.0 metres beyond the heavy lines shown on Diagram 3 of By-law 820-2017;
- (L) Despite (H) above elements of a bus stop along Greenwood Avenue may project no more than 2.0 metres beyond the heavy lines shown on Diagram 3 of By-law 820-2017;
- (M) The total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 7,150 square metres and:
- (i) The total **gross floor area** for residential uses must not exceed 6,400 square metres, and 92 **dwelling units**;
  - (ii) The total **gross floor area** for non-residential uses must not exceed 750 square metres;
  - (iii) No single unit with a use permitted under the non-residential uses symbolized by the letter 'c', with or without conditions, in regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), may exceed 550.0 square metres;
  - (iv) Section 4(M)(iii) does not apply to a **retail store** that sells alcohol and/or groceries as its primary purpose;
- (N) A minimum of 144 square metres of indoor **amenity space** must be provided and maintained on the lot, provided that:
- (i) an indoor, communal lounge is provided on the ground floor with a **gross floor area** of at least 42 square metres; and
  - (ii) a minimum of 2 square metres of outdoor **amenity space** per **dwelling unit** must be provided and must be adjoining or directly accessible to at least one of the rooms used as indoor **amenity space**;
  - (iii) If (i) and (ii) above are not provided, a minimum of 2 square metres of indoor **amenity space** per **dwelling unit** must be provided;
- (O) A single **loading space** – Type "G" must be provided and maintained on the same **lot** as the **building** and must only have access from Greenwood Avenue;
- (P) **Parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 0.5 **parking spaces** for each studio **dwelling unit**;
  - (ii) A minimum of 0.5 **parking spaces** for each 1-bedroom **dwelling unit**;
  - (iii) A minimum of 0.75 **parking spaces** for each 2-bedroom **dwelling unit**;
  - (iv) A minimum of 0.75 **parking spaces** for each 3-bedroom **dwelling unit**;
  - (v) A minimum of 0.75 **parking spaces** for each 2-level **dwelling unit**;
  - (vi) A minimum of 0.06 resident visitor **parking spaces** for each **dwelling unit**;
  - (vii) No **parking spaces** are required for the non-residential **gross floor area**;
- (Q) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 1.1 "long-term" **bicycle parking spaces** must be provided for each **dwelling unit**, and may be located and maintained below ground;



- (ii) A minimum of 0.07 "short-term" **bicycle parking spaces** must be provided for each **dwelling unit**, and the spaces must be provided and maintained at **grade** and may be provided further than 30.0 metres from a pedestrian entrance to the building on the **lot**;

- (R) **Dwelling units** are not permitted on any level below **established grade**;
- (S) The **lot** is delineated by heavy lines on Diagram 1 of By-law 820-2017;
- (T) **Established grade** is 115.90 metres Canadian Geodetic Datum;
- (U) None of the provisions of this By-law shall apply to prevent a temporary sales office on the **lot**, which shall mean a **building** or **structure** used for the purpose of the sale of **dwelling units**; and
- (V) Despite any existing or future severance, partition or division of the **lot**, the provisions of this By-law applies to the whole of the **lot** as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)270(a) of former City of Toronto By-law 438-86 [ By-law: 820-2017 ]

(114) Exception CR 114

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29167; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(115) Exception CR 115

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30982; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(116) Exception CR 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) On 321 Davenport Road a **building** or **structure** may be erected or constructed in compliance with (B) to (V) below;
- (B) Despite regulations 40.5.1.10(2) and 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** or **structures** on the lands is 4,900 square metres;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 120.10 metres and the highest point of the **building** or **structure**, except for those elements otherwise expressly permitted in this By-law;
- (D) Despite regulations 40.10.40.10(2) and 40.10.40.70(2)(E), (F), and (G), the permitted maximum height of any **building** or **structure** is the height in metres specified by the number following the symbol HT on Diagram 3 of By-law 453-2021(LPAT);
- (E) Regulation 600.10.10(1), respecting **building setbacks** does not apply;
- (F) Despite (D) above and regulations 40.5.40.10(4), (5), (6), (7) and (8), 40.10.40.10(2), 40.10.40.70(2)(E), (F) and (G) and clause 40.10.40.60, the following **building** elements are not subject to area restrictions, except as specified in (G) below, and may exceed the maximum permitted **building** height limits specified by the number following the symbol "HT" on Diagram 3 of By-law 453-2021(LPAT):



- (i) terrace or balcony guards, screens and dividers, guards, guardrails, fences, retaining walls, landscape elements, and **structures** located on the roof used for outside or open-air recreation purposes, to a maximum of 3.0 metres;
  - (ii) planters, ornamental elements, fixed outdoor furniture, elevated pool and deck, to a maximum of 2.0 metres;
  - (iii) elevator overrun, cooling tower, stairs, stair enclosures, screens, architectural elements, heating, cooling or ventilating equipment, wall or **structure** enclosing elements, and partitions, to a maximum of 3.0 metres; and
  - (iv) cornices, parapets, roof drainage, thermal insulation and roof ballast, balustrades, window washing equipment, **green roof** elements, vents, flues, pipes, access roof hatch and safety railings, and **structures** located on the roof used for safety or wind protection purposes, to a maximum of 2.5 metres;
- (G) Despite (D) and (F) above and regulations 40.5.40.10(4) and (5), the mechanical penthouse, which may include the functional elements of the **building** and any wall or **structure** enclosing elements included at (F)(iii) above:
  - (i) may exceed the applicable height limit shown on Diagram 3 in the area indicated as "HT 33.5" to a maximum of 3.0 metres;
  - (ii) may cover no more than 80%, measured horizontally, of the area indicated on Diagram 3 as "HT 33.5"; and
  - (iii) above 33.5 metres in height, may not exceed the total horizontal dimension of 90% of the width of the **main wall** facing the **street**, within 6.0 metres of the **front lot line**;
- (H) Despite (D), (F) and (G) above and regulations 40.5.40.10(4) and (5), the elements listed in (F)(iv) above may exceed the permitted height limit projection for the mechanical penthouse stated in (G) above to a maximum of 2.5 metres;
- (I) Despite regulations 5.10.40.70(1) and (4), 40.10.40.70 (2) and (4), the minimum required **building setbacks** are as shown on Diagram 3 of By-law 453-2021(LPAT);
- (J) Despite regulations 5.10.40.70(1), 40.5.40.60, 40.10.40.60 and (I) above, the following elements of a **building** may encroach into minimum **building setbacks** shown on Diagram 3 of By-law 453-2021(LPAT):
  - (i) cornices, light fixtures, ornamental elements, building cladding, parapets, art and landscape features, **landscaping** elements, flutes, piers, pillars, structural columns, metal panels, pergolas, trellises, window sills, ventilation shafts, stair enclosures, stairs, site servicing features, retaining walls, wheel chair ramps and vehicular parking ramps, which may encroach by a maximum of 1.25 metres;
  - (ii) guardrails, terraces, balconies, terrace or balcony platforms, terrace or balcony guards, dividers and railings, screens, and awnings and canopies, which may encroach by a maximum of 3.5 metres; and
  - (iii) exhaust shafts and the enclosure of such elements;
- (K) Despite regulations 40.10.40.1(1) and 40.10.40.70(2), **dwelling units** may be located in the first **storey** of a **building**;
- (L) Despite regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 2.0 square metres for each **dwelling unit**, where at least 2.0 square metres for each **dwelling unit** is indoor **amenity space** and no outdoor **amenity space** is required;
- (M) Despite regulations 40.10.50.10(1) and (3), no **landscaping** is required along any portion of a **lot line** that abuts a **lot** in the Residential Zone category;
- (N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands shown on Diagram 1 of By-law 453-2021(LPAT) in accordance with the following:
  - (i) 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) 0.8 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) 1.0 **parking spaces** for each three bedroom **dwelling unit**; and
  - (v) 2 **parking spaces** are required for visitors;



- (O) Despite regulations 200.5.1.10(2) and 200.10.1(3), the dimensions of obstructed **parking spaces** are not required to be increased in width by 0.3 metres on the side(s) that is/are obstructed;
- (P) Despite regulations 200.5.10.1 (2) and (7), a maximum of 45 **parking spaces**, including 3 tandem spaces, are permitted on the lands shown on Diagram 1 of By-law 453-2021(LPAT);
- (Q) Despite regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 4.65 metres from the **lot line** abutting the **street**;
- (R) Despite regulation 200.5.1.10(13), access to **parking spaces** will be provided by **vehicle** elevators, provided each **vehicle** elevator has a minimum width of 2.4 metres and provided not less than two (2) **vehicle** elevators are provided and maintained in the **building** for the use of residents of and visitors to the **building**;
- (S) Despite regulation 200.5.1.10(12)(B) and subsection (R) above, the **vehicle** entrance and exit of each **vehicle** elevator must have a minimum width of 2.4 metres;
- (T) Despite regulations 200.15.1(1), (3) and (4), 200.15.1.5, and 200.15.10(1), a minimum of 3 accessible **parking spaces** must be provided and maintained on the lands shown on Diagram 1 of By-law 453-2021(LPAT) in accordance with the following:
  - (i) Must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.9 metres: and
    - (c) vertical clearance of 2.1 metres;
  - (ii) No barrier free aisle is required to be provided adjacent to an accessible **parking space**;
  - (iii) Must be provided within 27 metres of a barrier free entrance to a passenger elevator that provides access to the first **storey** of the **building** (measured as straight line distance and not as walking path distance) and are not required to be the closest **parking spaces** to the entrance to the elevator;
- (U) Despite Table 230.5.10.1(1), and regulations 230.5.1.10(4), (5) and (9), **bicycle parking spaces** requirements are:
  - (i) a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as:
    - (a) 0.9 "long-term" **bicycle parking space** per **dwelling unit**; and
    - (b) 0.10 "short-term" **bicycle parking space** per **dwelling unit**;
- (V) Despite regulations 230.5.1.10(4), (5), (9) and (10), and 230.40.1.20(1) and (2):
  - (i) "long-term" **bicycle parking spaces** may be provided in the form of a **stacked bicycle parking space** and must comply with the following:
    - (a) minimum vertical clearance of 1.0 metre;
    - (b) minimum width of 0.3 metres, and
    - (c) minimum length of 1.6 metres;
  - (ii) "long-term" **bicycle parking spaces** may be located within a secure room, enclosure or bicycle locker and may be located on any level above or below ground level and may not be provided in one level increments; and
  - (iii) "short-term" **bicycle parking spaces**, excluding outdoor circular/ring bicycle **parking spaces**, must comply with the following:
    - (a) minimum vertical clearance of 1.9 metres;
    - (b) minimum width of 0.6 metres, and
    - (c) minimum length of 1.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Sections 12(2)132 and 12(2)270 of former City of Toronto By-law 438-86, as amended, shall not apply to the lands shown on Diagram 1 of By-law 453-2021(LPAT) [ By-law: 453-2021(LPAT) ]

(119) ExceptionCR 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) On 355 and 363 Coxwell Avenue, nothing will prevent the erection or use of a **building** or **structure** if it complies with (B) to (S) below:
- (B) Despite clauses 40.10.40.1(1)(2)(3)(6), a commercial use entrance is permitted on the west elevation of the first **storey**;
- (C) Despite regulations 40.10.40.70(4) and 40.10.40.1(1), **dwelling units** are permitted on the first **storey**;
- (D) Despite regulations 40.5.40.10(1) and 40.10.40.10(2), 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 H as shown on Diagram 3 of By-law 1228-2017 measured from the Canadian Geodetic Datum elevation of 94.33 metres;
- (E) Despite regulation 40.10.40.10(5), the maximum height of the first **storey** is 4.5 metres, measured from the finished floor to the finished floor of the **storey** above;
- (F) Despite regulation 40.10.40.40(1), the **gross floor area** must not exceed 2,300 square metres, of which:
  - (i) a maximum of 2,100 square metres may be used for residential **gross floor area**; and
  - (ii) a maximum of 200 square metres may be used for non-residential **gross floor area**;
- (G) A minimum of 50 square metres of non-residential **gross floor area** must be provided on the first **storey**;
- (H) The maximum number of permitted **dwelling units** is 33;
- (I) Despite regulation 40.10.40.50(1), **amenity space** must be provided and maintained as follows:
  - (i) a minimum of 100 square metres of indoors **amenity space**; and
  - (ii) a minimum of 125 square metres of outdoor **amenity space**;
- (J) Despite regulations 40.10.40.70(2) and 40.10.40.10(2) and 40.10.40.80(2), no above grade 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 1228-2017;
- (K) Despite clause (J) and regulation 40.10.40.60 the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 1228-2017 as follows:
  - (i) Eaves, cornices, window sills, vents, ornamental elements, lighting fixtures, guardrails, balustrades, landscape and green roof elements to a maximum of 0.4 metres;
  - (ii) Balconies and planters on **storeys** 2 to 5 to a maximum of 0.8 metres on the north, south, and west elevations of the building; [ By-law: 420-2023 ]
  - (iii) a canopy on the first **storey**, south elevation to a maximum of 2.5 metres; and
  - (iv) mechanical equipment, setback a minimum of 1.5 metres from the interior face, as delineated by dashed lines on Diagram 3 attached to this By-law;
- (L) Balconies are not permitted on the east elevation of the **building**;
- (M) Despite clause (D) and regulations 40.5.40.10(4)(6)(7), 40.5.40.10(5), and 40.10.40.10(2), the following **building** elements and **structures** are permitted to extend above the maximum height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law 1228-2017;
  - (i) Parapets to a maximum of 1.0 metres; and
  - (ii) trellis, guardrails, balustrades, balcony dividers, stairs, railings, landscape and greenroof elements, vents, stacks, roof anchors, and elevator overrun to a maximum of 1.8 metres;
- (N) Despite regulations 40.10.50.10(3) and 150.100.30.1(1) and 40.10.80.20(1) and (2), the minimum distance between a **parking space** and a **lot line** is 0.2 metres;
- (O) Despite regulation 40.10.150.1(1), waste and recyclable materials may be stored in the side yard abutting Coxwell Avenue;
- (P) Despite the parking rates in clause 200.5.10.1, **parking space** must be provided as follows:
  - (i) 6 **parking spaces** – for the **dwelling units**; and
  - (ii) 1 **parking spaces** – for the non-residential uses;



- (Q) Despite regulation 200.15 or any provision of By-law 569-2013, as amended from time to time, a minimum of 1 **parking space** of the required **parking spaces** – for the **dwelling units** in clause (P) must be an **accessible parking space** as follows:
- (i) the accessible **parking space** must have the following minimum dimensions:
    - (a) Length of 5.6 metres;
    - (b) Width of 3.9 metres; and
    - (c) Vertical clearance of 2.1 metres;
  - (ii) an accessible barrier free aisle or path is not required along the length of an **accessible parking space**; and
  - (iii) Despite regulation 200.15.1.5(1), an **accessible parking space** may or may not be the closest **parking space** to a main pedestrian access to the **building**;
- (R) Despite article 220.5.10, no **loading space** is required; and
- (S) Despite article 230.5.1.10(7), no change and shower facilities for uses, other than **dwelling units**, for which a “long-term” **bicycle parking space** is required, are required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1228-2017 ]

(121) Exception CR 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) On 59-71 Mutual Street, if the requirements of By-law 397-2019(LPAT) are complied with, none of the provisions of 40.5.40.10, 40.10.40.10(1), 40.10.40.10(5), 40.10.40.40(1), 40.10.40.50(1), 40.10.40.60(1), 40.10.40.70(1), 200.5.1.3(A), 200.5.10.1(1), and 200.15.1.5(1), 600.10.10(1)(A) and (F) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law 397-2019(LPAT);
- (B) Despite article 40.10.20, the only permitted use is **dwelling units** in an **apartment building**;
- (C) Height is measured as the vertical distance between the Canadian Geodetic Datum elevation of 88.25 metres and the highest point of the **building** or **structure**;
- (D) The height of any **building** or **structure** above grade as defined in (C) above must not exceed the maximum height in metres as indicated by the numbers following the letters "HT" as shown on Diagram 3 of By-law 397-2019(LPAT);
- (E) Despite (D) above the following may exceed the height indicated by the numbers following the letter "HT" as shown on Diagram 3 of By-law 397-2019(LPAT) by a maximum of 2.0 metres: parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, roof drainage, window washing equipment, lightning rods, architectural features, **landscaping**, roofing systems, elements of a **green roof**, antennae, mechanical screens and all of the elements for the functional operation of the building as listed in Section 40.5.40.10(4)(A), (B) and (C), but none of the foregoing may exceed a height of 103.8 metres above grade as defined in (C) above;
- (F) No building or structure may exceed the maximum height permitted by Ontario Regulation 114/16;
- (G) The minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres;
- (H) The total **gross floor area** of all **buildings** and **structures** must not exceed a maximum of 18,050 square metres;
- (I) **Amenity space** must be provided and maintained in accordance with the following:
  - (i) a minimum of 650 square metres of indoor **amenity space**;
  - (ii) a minimum of 350 square metres of outdoor **amenity space** which must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) a maximum of 35 percent of the required outdoor **amenity space** area may be provided as **soft landscaping** or **green roof**;
- (J) No portions of a **building** or **structure** above grade can extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 397-2019(LPAT), with the exception of:



- (i) the permitted encroachments listed in Clause 40.5.40.60;
  - (ii) cornices, light fixtures, ornamental elements, parapets, art and **landscaping** features, architectural flutes, patios, pillars, pergolas, trellises, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment, all to a maximum of 1.0 metre; and
  - (iii) balconies projecting a maximum distance of 2.0 metres, except that:
    - (a) No balcony projections are permitted on the east and west sides of the **building** up to a height of 33 metres, and
    - (b) No balconies may project beyond the edge of the area subject to a 15.5-metre height limit as shown on Diagram 3 of By-law 397-2019(LPAT);
- (K) Despite Section 40.10.40.80(1)(A), the required minimum above ground distance between **main walls** with windows, on the third and fourth storeys is 4.0 metres;
- (L) **Parking spaces** must be provided in accordance with the following:
- (i) a minimum of 38 **parking spaces** for the **dwelling units**;
  - (ii) a minimum of 17 **parking spaces** for visitors to the **dwelling units**;
  - (iii) car-share **parking spaces** may be provided in addition to the **parking spaces** required in (i) and (ii) above;
  - (iv) Despite section 200.5.1.10(2)(B)(i), a maximum of 6 **parking spaces** may have a minimum length 5.4 metres;
  - (v) Despite section 200.5.1.10(2)(B)(iv), a maximum of 4 **parking spaces** that are obstructed, as defined in Section 200.5.1.10.2(D), must have a minimum width of 2.45 metres;
  - (vi) Despite sections 200.5.1.10(2)(A)(iv) and 200.5.1.10(2)(B)(ii), all **parking spaces** that are not obstructed, as defined in Section 200.5.1.10.2(D), must have a minimum width of 2.6 metres;
  - (vii) all **parking spaces** must be accessed from a **drive aisle** with a minimum width of 5.5 metres; and
  - (viii) a minimum of one accessible **parking space** must be provided and must be located in the underground parking structure within 20 metres of the elevator lobby, as measured along the shortest pedestrian path between the **vehicle** and the door to the elevator lobby, and with level access to the elevator lobby;
- (M) The required **bicycle parking spaces**:
- (i) must have a minimum width of 0.4 metres;
  - (ii) must have a minimum height of 1.1 metres; and
  - (iii) may be **stacked bicycle parking spaces**; and
- (N) A minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 397-2019(LPAT) ]

**(122) Exception CR 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 333 College Street and 303 Augusta Avenue, 40.5.40.10(5), 40.10.40.1.(1), 40.10.40.10(2)(A), 40.10.40.10.(5), 40.10.40.60(1)(C)(i), 40.10.40.70.(2), 40.10.50.10.(2), 40.10.50.10.(3), 40.10.90.40.(1), 40.10.100.10.(1) 200.15.1.4(1), 230.5.1.10.(9)(B), 230.40.1.20.(2), 600.10.10, 900.11.10(2) and 200.15.1.4(1) of By-law 579-2017, By-law 1107-2016 do not apply to prevent the erection or use of a **building** that complies with (B) to (Q) below;
- (B) Despite 40.10.40.40(1)(A) and 40.10.40.40(1)(C) the maximum permitted **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 9,999 square metres, of which:
  - (i) the maximum **gross floor area** for all residential uses must not exceed 9,765 square metres; and



- (ii) a minimum of 200 square metres of **gross floor area** is provided for non-residential uses and each single retail unit can be no larger than 240 square metres;
- (C) A maximum of 142 **dwelling units** are permitted on the **lot**, of which at least 10 percent of all units must be 3-bedroom units;
- (D) No portion of a **building** or **structure** erected or used above ground will be located otherwise than wholly within the lines delineating the height areas on Diagram 3 of By-law 1444-2017;
- (E) Despite 40.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 103.92 metres;
- (F) A **building** or **structure**, and must not exceed the height in metres specified by the numbers following the letter H in the height areas delineated on Diagram 3 of By-law 1444-2017;
- (G) Despite (D) above, window washing equipment, satellite dishes, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, and canopies are permitted to project no more than 0.6 metres into a required **building setback**;
- (H) Despite (D) above, balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 3 of By-law 1444-2017;
- (I) Despite (F) above the following elements of the **building** may project above the height limits specified on Diagram 3 of By-law 1444-2017 as follows:
  - (i) stair overrun above the heights indicated on Diagram 3 up to a maximum of 3 metres;
  - (ii) partitions dividing outdoor recreation areas, privacy screens above the heights indicated on Diagram 3 of By-law 1444-2017 up to a maximum of 2.0 metres;
  - (iii) window washing equipment, chimney stacks, parapets, lightning rods, exhaust stacks, lighting fixtures, landscape elements and elements of a **green roof**, terraces, guardrails, safety railings above the heights indicated on Diagram 3 of By-law 1444-2017 up to a maximum height of 1.5 metres; and
  - (iv) in the hatched area identified as "Mechanical Penthouse" on Diagram 3, mechanical elements, elevator overrun, stair and stair enclosures are permitted above the heights indicated on Diagram 3 of By-law 1444-2017 up to a maximum height of 5.0 metres;
- (J) A window of a **dwelling unit** (other than a window of a kitchen or bathroom) cannot be closer than 5.5 metres to the east and west property lines;
- (K) A single **loading space** – Type "G" must be provided and maintained;
- (L) Despite 40.10.40.50(1), at least 1.92 square metres for each **dwelling unit** of indoor **amenity space** and at least 2.08 square metres for each **dwelling unit** of outdoor **amenity space** shall be provided;
- (M) Despite 200.5.1.10(8) and 200.5.10.1(1), **Parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) A minimum of 0.578 **parking spaces** for each **dwelling unit**;
  - (ii) A minimum 0.10 **parking spaces** for each **dwelling unit** and used for residential visitors; and
  - (iii) No **parking spaces** are required for the non-residential **gross floor area**;
- (N) Despite 200.5.1.10(2):
  - (i) three of the **parking spaces** may have a minimum length of 4.70 metres and may be at least 2.6 metres wide if obstructed on one side; and,
  - (ii) five of the **parking spaces** may have a minimum width of 2.6 metres when obstructed on one side;
- (O) Despite 230.5.1.10(4) and 230.5.1.10(5), **bicycle parking spaces** must comply with the following:
  - (i) if a bicycle is parked in a vertical position, the **bicycle parking space** must have a horizontal dimension of at least 0.4 metres by 1.2 metres and a vertical dimension of at least 1.9 metres;
  - (ii) if a bicycle is parked in a horizontal position, the **bicycle parking space** must have a horizontal dimension of at least 0.4 metres by 1.8 metres and a vertical dimension of at least 1.4 metres; and
  - (iii) **bicycle parking spaces** may be in stacked positions;
- (P) For the purpose of this exception, the lands of 333 College Street and 303 Augusta Avenue as outlined by heavy black lines on Diagram 2 of By-law 1444-2017 is the **lot**. Despite any existing or



future severance, partition or division of the **lot**, the provisions of this By-law applies to the whole of the **lot** as if no severance, partition or division occurred.

- (Q) Despite 40.5.40.40(3)(B), the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for required **loading spaces** and the loading area around them, and required **bicycle parking spaces** below, at, or above-ground;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)270(a) of former City of Toronto By-law 438-86 [ By-law: 1444-2017 Enacted ]

(123) Exception CR 123

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

Site Specific Provisions:

- (A) Despite regulation 40.10.40.70 (1)(A), on or between the odd numbered addresses of 69-135 Yorkville Avenue, the even numbered addresses of 70-140 Yorkville Avenue, the odd numbered addresses of 153-159 Cumberland Street, the even numbered addresses of 98-164 Cumberland Street, the odd numbered addresses of 25-29 Bellair Street, and the even numbered addresses of 18-28 Bellair Street, the **main wall** of **building** facing a **front lot line** must be set back the greater of:

- (i) at least 3 metres from the **front lot line**; or
- (ii) the average of the existing setback of the **front wall** containing the principal pedestrian entrance located farthest from the **front lot line** and 3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 120-2018 Enacted ]

(124) Exception CR 124

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 the lands shown as CR (124) on Diagram 2 to By-law 1106-2017 none of the provisions of 5.10.40.70.(1) to (4), 40.5.40.10(4) and (5), 40.10.20.40, 40.10.20.100(1), (6), (16), (17), (21) and (28), 40.10.40.1(1), (2), (3) and (6), 40.10.50.10, 40.10.90.40, 40.10.100.10, 150.5.20.1(1)(A)(B), (2) and (6), 150.50.50, 200.5.1.10(12)(C), 200.10.1(1) and (2), 900.11.10(2436), (2439) and (1438) shall apply to prevent the erection or use of land, **buildings** or **structures** on the lands if in compliance with regulations (B) to (PP) below and Section 6 and Schedule A of By-law 1106-2017;
- (B) The **lot** comprises the lands identified by heavy lines on Diagram 1 attached to By-law 1106-2017 and zoned CR;
- (C) If an **eating establishment** or **retail store** includes a brewpub, more than 50 percent of the total **interior floor area** of the **eating establishment** or **retail store** may be brewing space to a maximum of 5,000 square metres;
- (D) Despite regulation 40.10.20.20, the outdoor sales or display of goods and commodities is not subject to regulation 40.10.20.100(20)(B) and (C);
- (E) Despite regulation 40.10.20.20, if a **vehicle washing establishment** is located inside a **building** and below ground, the provisions of regulations 150.96.20.1(2) and (3) do not apply;
- (F) For the purpose of this exception bicycles are not **vehicles**;
- (G) For the purpose of this exception **average grade** means an elevation of 113.5 metres Canadian Geodetic Datum;
- (H) Despite regulation 40.10.40.40, the total **gross floor area** of all **buildings** and **structures** must not exceed 78,450 square metres, of which, the **gross floor area** occupied by residential uses must not exceed 60,550 square metres;
- (I) A minimum of 40 percent of the total **dwelling units** on the **lot** will contain two or three bedrooms in accordance with Schedule A of By-law 1106-2017;
- (J) A minimum of 10 percent of the total number of **dwelling units** on the **lot** will contain three or more bedrooms in accordance with Schedule A of By-law 1106-2017;
- (K) In addition to the provisions of regulation 40.5.40.40, the following areas of a **building** are not also not included in the calculation of **gross floor area**:



- (i) Indoor **amenity space**;
  - (ii) The area of **buildings** or portions of **buildings** subject to a height limit of 15.0 metres as shown on Diagram 4 attached to By-law 1106-2017;
  - (ii) The area of **buildings** or portions of **buildings** subject to a height limit of 15.0 metres as shown on Diagram 4 and Diagram 5 attached to By-law 1106-2017; [ By-law: 1271-2017 Enacted ]
  - (iii) The area occupied by decorative piers and columns; and
  - (iv) The **interior floor area** of any uses operated within an outdoor open air market;
- (L) At least 10 commercial units in a **building** are provided at the ground floor level subject to the following:
- (i) each commercial unit is limited to a maximum **interior floor area** of 50 square metres; and
  - (ii) each commercial unit may only be occupied by permitted non-residential uses;
- (M) Within the areas on the **lot** subject to a height limit of 15.0 metres on Diagram 4 and Diagram 5 attached to By-law 1106-2017 the **interior floor area** of a **eating establishment, take-out eating establishment, place of assembly or club** must not exceed 300 square metres, except that two such **eating establishment, take-out eating establishment, place of assembly or club** may exceed this maximum;
- (N) The ground floor area of any commercial unit fronting on Bathurst Street or Bloor Street West and occupied by a retail or service use must not exceed a maximum width of 12 metres, for a depth of not less than 7.5 metres as measured from the front **main wall** of the commercial unit, with the exception that up to two commercial units may have a width in excess of 12 metres;
- (O) The portion of a **building** in each of Tower Zones 01, 3A, and 03B, as shown on Diagram 3 attached to By-law 1106-2017 and located above a height of 33 metres measured from **average grade**, is permitted a maximum floorplate size of 600 square metres;
- (P) The portion of a **building** in Tower Zone 04, as shown on Diagram 3 attached to By-law 1106-2017 and located above a height of 37 metres measured from **average grade** is permitted a maximum floorplate size of 600 square metres;
- (Q) The portion of a **building** in Tower Zone 02, as shown on Diagram 3 attached to By-law 1106-2017 and located above a height of 18.5 metres measured from **average grade** is permitted a maximum floorplate size of 500 square metres;
- (R) For the purpose of this By-law the term floorplate means the total area of a floor of a **building** measured from the exterior of the **main wall** of the floor level, excluding the areas occupied by decorative piers and columns and including voids at the level of the floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft;
- (S) Despite all of regulations 40.5.40.60, 40.10.40.60, 40.10.40.70 and 40.10.40.80 no portion of any **building or structure** above-ground is located other than wholly within the areas delineated by heavy lines on Diagrams 3, 4, 5 and 6 attached to By-law 1106-2017 with the exception of the following:
- (i) cornices, sills, eaves, window washing equipment, railings, balustrades, awnings, piers and sun-shades, to a maximum horizontal projection of 0.5 metres beyond the heavy lines;
  - (ii) balconies to a maximum horizontal projection of 2.5 metres beyond the heavy lines;
  - (iii) canopies including supporting structures, covered walkways, privacy screens, planters, stairs, enclosed stairs, awnings, fences, lighting, bollards, safety railings, trellises, guards, guardrails, retaining walls, wheel chair ramps, bicycle parking facilities, ornamental or architectural features, landscape features, facilities accessory to a day nursery and art installations;
  - (iv) pedestrian bridges linking portions of **buildings** on Diagram 5 to portions of **buildings** on Diagram 6 as attached to By-law 1106-2017 to a maximum height of 10.5 metres, measured between finished ground level and the highest point of the bridge;
  - (v) elements and enclosures permitted by regulation (T) below; and
  - (vi) where the **main wall** of a **building** or a portion of a **building** within the heavy lines shown on Diagram 4 attached to By-law 1106-2017 as located north of the lands zoned OR as shown on Diagram 2, has windows or openings, the **main wall** must be set back at least 7.0 metres from a **lot line** that is not adjacent to a **street**, a **lane** or lands zoned OR;



- (T) Despite regulations 40.5.40.10 and 40.10.40.10, the height of each portion of a **building** or **structure** is measured as the vertical distance between **average grade** to the highest point of the **building** or **structure**, and must not exceed the height in metres as specified by the numbers following the symbol H as shown on Diagrams 4, 5 and 6 attached to By-law 1106-2017 except for the following projections:
- (i) elements and enclosures permitted by regulation (S) above;
  - (ii) **structures** on any roof used for outdoor residential **amenity space** or open air recreation, maintenance, safety, wind or **green roof** purposes to a maximum vertical projection of 3.0 metres above the height limits shown on Diagrams 4, 5 and 6;
  - (iii) elevator overruns and related enclosures to a maximum of 1.5 metres above **buildings** heights of 80.0 metres and 60.5 metres as shown on Diagram 5 attached to By-law 1106-2017; and
  - (iv) parapets, chimneys, vents and stacks;
- (U) Despite regulation 40.10.40.50, a minimum of 3.0 square metres per **dwelling unit** of **amenity space** must be provided and maintained in accordance with the requirements of Schedule A of By-law 1106-2017 and the following:
- (i) at least 1.5 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 40 square metres of outdoor **amenity space** must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) except for a **premises** exclusively used as an **eating establishment** or **retail store**, a total maximum of 1,000.00 square metres of **amenity space** may be provided within the **premises** of a non-residential use, if it is accessible to members of the public;
- (V) In addition to regulation 800.50(15), **amenity space** may also be available to guests and visitors of a **building**;
- (W) **Parking spaces** for residents must be provided and maintained in accordance with the following minimum requirements:
- (i) 0.15 **parking spaces** for each bachelor **dwelling unit** or **dwelling unit** occupied by a home occupation;
  - (ii) 0.27 **parking spaces** for each one bedroom **dwelling unit**; and
  - (iii) 0.43 **parking spaces** for each **dwelling unit** containing two bedrooms;
  - (iv) 1.0 **parking spaces** for each **dwelling unit** containing three or more bedrooms; and
  - (v) despite (i) to (iv) above, no **parking spaces** are required for **dwelling units** secured as affordable rental housing in an agreement with the City of Toronto, in accordance with Schedule A of By-law 1106-2017;
- (X) **Parking spaces** for all other uses within a **building** or **structure** must be provided in accordance with the following minimums, where parking period AM means 6 a.m. to Noon, PM means Noon to 6 p.m. and EVE. means 6 p.m. to 6 a.m.:
- (i) Day nursery: 0.4 **parking spaces** for each 100 square metres of **gross floor area** in accordance with the following parking occupancy rates of AM:100 percent, PM:100 percent and EVE:50 percent;
  - (ii) all other non-residential uses: 1.0 **parking space** for each 100 square metres of gross floor area in accordance with the following parking occupancy rates of AM:20 percent, PM:100 percent and EVE:100 percent; and
  - (iii) residential visitors: 0.06 **parking spaces** for each **dwelling unit** in accordance with the following parking occupancy rates of AM:10 percent, PM:35 percent and EVE:100 percent;
- (Y) Despite regulation X above, no **parking spaces** are required for **retail stores** operated in an outdoor open air market; **eating establishments** and **take-out eating establishments**;
- (Z) Despite regulations 200.5.10.1(1), (4) and (6), the minimum number of **parking spaces** as required by regulation Y above is determined as follows:
- (i) for each of the morning, afternoon and evening parking periods identified in the table above, the minimum number of **parking spaces** required for each use, is calculated using the respective **parking space** rate and occupancy rate;



- (ii) the minimum number of **parking spaces** required for each parking period is the total of the **parking spaces** required for all uses during that parking period; and
  - (iii) the minimum number of **parking spaces** required is equal to the largest number of **parking spaces** required for any parking period;
- (AA) For each car-share **parking space** provided, the minimum number of **parking spaces** for residents required by regulation W above may be reduced by four **parking spaces**, up to a maximum reduction as calculated by the following formula:  $4 \times (\text{the total number of dwelling units divided by } 60)$ , rounded down to the nearest whole number;
- (BB) For the purpose of this Exception:
- (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 car-sharing organization and such car-share motor **vehicles** are made available to at least the occupants of a **building** for short term rental, including hourly rental; and
  - (ii) a car-share **parking space** means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- (CC) Despite regulation 200.5.1.10(2)(A)(iv) and (D):
- (i) a maximum of 15 percent of the total number of **parking spaces** provided do not have to comply with regulation 200.5.1.10(2)(A)(iv), despite that such **parking spaces** are obstructed in accordance with regulation 200.5.1.10(2)(D); and
  - (ii) provided, the total number of **parking spaces** obstructed on two sides in accordance with 200.5.1.10(2)(D) does not exceed 5 percent of the total number of provided **parking spaces**;
- (DD) Despite regulation 40.5.80.1, the **parking spaces** required by regulation X above, may be provided on a non-exclusive basis and may be provided within a **public parking facility**;
- (EE) Despite regulation 40.5.80.10, **parking spaces** must be on the same **lot** as the use for which the **parking space** is required and or may be located on any or all of the lands municipally known as 756 and 758 Bathurst Street in the year 2016;
- (FF) Despite regulation 220.5.10 a total of 8 **loading spaces** must be provided on the **lot**, comprised of 1 Type "G" **loading space**, 3 Type "B" **loading spaces** and 4 Type "C" **loading spaces**;
- (GG) Despite regulation 220.5.20.1(2), the permitted maximum slope of a **driveway** leading to any **loading space** is 15 percent;
- (HH) **Bicycle parking spaces** provided in an automated bike parking facility are not subject to regulation 230.5.1.10 (4);
- (II) Despite regulation 200.15, the following regulations apply to accessible **parking spaces**:
- (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) Length of 5.6 metres;
    - (b) Width of 3.9 metres; and
    - (c) Vertical clearance of 2.1 metres;
  - (ii) accessible **parking spaces** must be the **parking spaces** located:
    - (a) closest to a pedestrian access to a building; and
    - (b) at the same level as the pedestrian entrance to the building;
  - (iii) clearly identified accessible **parking spaces** must be provided on the **lot** at a rate of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, in compliance with the minimum dimensions set out in (i) above;
- (JJ) Despite any existing or future severance, partition or division of the lands shown as CR(x124) on Diagram 2 to By-law 1106-2017, the provisions of this Exception and By-law 569-2013, as amended 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: 1106-2017 ]

(125) Exception CR 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) On 650 and 652 Kingston Road and 2 Main Street, if the requirements in Section 6 and Schedule A of By-law 331-2018 are complied with, then none of the provisions of 40.5.40.70(1), 40.10.40.1.(6), 40.10.40.10(2), 40.10.40.40(1), 40.10.50.10.(2), 40.10.50.10.(3), 40.10.100.10.(1), and 230.5.1.10(9) apply to prevent the erection or use of a **building or structure** permitted in compliance with (B) to (V) below;
- (B) Regulation 40.10.40.1(2), with respect to the location of entrances and **first floor** elevation, does not apply;
- (C) Despite regulations 40.10.40.1(1) and 40.10.40.70(4), **dwelling units** are permitted on the first **storey**;
- (D) Despite regulations 40.5.40.10(1) and 40.10.40.10(2), the height of a **building or structure** is measured from the Canadian Geodetic Datum elevation of 124.37 metres to the top of slab, and must not exceed the height in metres specified by the numbers following the symbol "HT" as shown on Diagram 3 of By-law 331-2018;
- (E) Despite regulation 40.10.40.10(5):
  - (i) the minimum height of the first **storey** for the portion of the **mixed-use building** with non-residential uses is 3.9 metres, measured from the top of slab of the first **storey** to the bottom of slab of the floor above; and
  - (ii) there is no minimum height requirement for residential uses on the first **storey**;
- (F) Despite regulation 40.10.40.40(1), the **gross floor area** must not exceed 6,000 square metres, of which:
  - (i) a maximum of 5,200 square metres may be used for residential uses; and
  - (ii) a maximum of 635 square metres may be used for non-residential uses;
- (G) The maximum number of permitted **dwelling units** is 68;
- (H) Despite regulation 40.10.40.50(1), **amenity space** must be provided and maintained as follows:
  - (i) a minimum of 42 square metres of indoor **amenity space**; and
  - (ii) a minimum of 205 square metres of outdoor **amenity space**;
- (I) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** are as shown on Diagram 3 of By-law 331-2018;
- (J) Despite regulation (I) above and clause 40.10.40.60 **building** elements and **structures** identified in regulation (W) below are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 331-2018;
- (K) Despite regulation (D) above and regulations 40.5.40.10(4), 40.5.40.10(5), 40.5.40.10(6), 40.5.40.10(7) and 40.10.40.10(2), **building** elements and **structures** identified in regulation (W) below are permitted to extend above the maximum height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 331-2018;
- (L) Despite Clause 200.5.10.1, the minimum number of required **parking spaces** for a **mixed use building** with 68 **dwelling units** is 32, of which:
  - (i) a minimum of 27 **parking spaces** must be provided for occupants of the residential **dwelling units**;
  - (ii) a minimum of 4 **parking spaces** must be provided for visitors of the residential **dwelling units**;
  - (iii) 1 **parking space** may be used as car-share **parking space**; and
  - (iv) no **parking spaces** are required for non-residential uses;
- (M) Despite regulation 200.5.1.10(2)(A), a maximum of 4 **parking spaces** may:
  - (i) have minimum dimensions of 5.6 metres by 2.6 metres with a height of 2.0 metres, when obstructed on one of two sides; and
  - (ii) may have an obstruction in the **drive aisle**;
- (N) Despite regulation 200.5.1.10(2)(B), a maximum of 4 **parking spaces** may:



- (i) have minimum dimensions of 5.6 metres by 2.6 metres with a height of 2.0 metres, when obstructed on one of two sides; and
- (ii) may have an obstruction in the **drive aisle**;
- (O) Despite section 200.5.1.10(2)(B), a maximum of 5 parking spaces that are not obstructed on one or two sides may have a minimum width of 2.6 metres;
- (P) Regulation 200.15.15.4(2), with respect to the location of accessible **parking spaces** does not apply;
- (Q) Despite regulation 200.5.1(3)(A), the minimum width of a **drive aisle** providing **vehicle** access must be at least 5.5 metres;
- (R) Despite regulation 200.5.1.10(12), the minimum width of a **vehicle** entrance and exit for a two-way driveway is 4.5 metres;
- (S) Despite regulation 40.10.100.10(1), 3 **vehicle** accesses are permitted;
- (T) Despite regulation 220.5, no **loading space** is required;
- (U) Despite regulation 230.5.1.10(4)(A)(ii), "long-term" **bicycle parking spaces** must have a minimum width of 0.37 metres;
- (V) Despite regulation 230.5.1.10(4)(B)(ii), "long-term" **bicycle parking spaces** must have a minimum width of 0.37 metres; and
- (W) Permitted projection table: as shown on the table in regulation (W) of by-law 331-2018.

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

[ By-law: 331-2018 ]

(126) Exception CR 126

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 475 Yonge Street, if the requirements of By-law 1473-2017 are complied with, none of the regulations of Clause and Regulations 5.10.40.70, 40.10.40.10(5), 40.10.20.100(1), 40.10.10.1(1), 40.10.40.50(2), 40.10.40.60, 40.10.40.70(1), 40.10.40.80, 40.10.50.10(2), 40.10.50.10(3), 40.10.90.40(3), 150.100.30.1, 200.5.1.10(12)(C), 200.10.1(2), 200.10.1(2), 200.15.1.5, 220.5.10.1, 220.5.20.1(2)(A), 30.5.1.10(9)(B), 230.5.10.1(2), 230.5.10.1(5), 230.40.1.20(2) and 600.10 apply to prevent the erection or use of a **building, structure**, addition of enlargement and uses **ancillary** thereto such as, permitted in By-law 1473-2017;
- (B) Despite Regulation 40.5.40.10(1), the height of the **building** or **structure** is measured as the distance between Canadian Geodetic Datum elevation of 103.64 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(1), the maximum permitted height of a **building** or **structure** is specified by the numbers in metres following the letter H in the locations shown on Diagram 3 of By-law 1473-2017, subject to the following height exceptions:
  - (i) lighting fixtures, patios, cabanas, planters, balustrades, bollards, trellises, window washing equipment, parapets, privacy screens safety railings, guardrails, chimneys, vents, flues, stacks and exhaust stacks, ornamental or architectural features may extend a maximum of 2.0 metres above the heights shown on the attached Diagram 3 of By-law 1473-2017;
  - (ii) lightning rods;
  - (iii) **building** elements or **structures** used for **green roof** technology or alternative roofing system may extend a maximum of 0.6 metres above the heights shown on Diagram 3 of By-law 1473-2017; and
  - (iv) mechanical equipment such as, but not limited to, elevator and associated overrun, heating and cooling towers/heating and cooling stacks, air units, emergency generator, lighting fixtures, ornamental elevations, trellises, wind mitigation features and walls may extend a maximum of 3.0 metres above the heights shown on Diagram 3 of By-law 1473-2017.
- (D) No portion of any **building** or **structure** erected or used above finished ground shall be located outside the areas delineated by heavy lines on Diagram 3 of By-law 1473-2017, with the exception of:
  - (i) Privacy screens, cornices sills, eaves, canopies, stairs, covered stairs or stair enclosures, awnings, underground garage ramps and ancillary



- structures**, retaining walls, wheelchair ramps, ornamental or architectural features may extend a maximum of 1.0 metre beyond the heavy lines shown on Diagram 3 of By-law 1473-2017;
- (ii) Balconies may project no more than 2.0 metres beyond the heavy lines shown on Diagram 3 of By-law 1473-2017; and
  - (iii) Structures and elements related to **outdoor patios** at grade;
- (E) Despite Regulation 40.10.40.40(1), the total residential and non-residential **gross floor area** of all **building** and **structures** on the **lot** must not exceed 99,250 square metres;
- (F) Despite Regulation 40.10.40.50(1)(B), a minimum of 40 square metres of outdoor **amenity space** must be provided in a location adjoining or directly accessible to a minimum of one of the areas used as indoor **amenity space**;
- (G) Despite Regulation 40.10.100.10(C), a maximum of three **vehicle** accesses are permitted;
- (H) Despite Clauses and Regulations 200.5.10.1 and 200.5.10.1(1), **parking spaces** must be provided and maintained in accordance with the following:
- (i) **parking spaces** must be provided and maintained for occupants of **dwelling unit** at a minimum rate of 0.21 **parking spaces** per **dwelling unit**;
  - (ii) **parking spaces** must be provided and maintained for visitors to **dwelling units** at a minimum rate of 0.067 **parking spaces** per **dwelling unit**;
  - (iii) **parking spaces** must be provided and maintained for non-residential uses in accordance with the parking requirements set out in 200.5.10.1(1), with the exception that **parking spaces** required for a **hotel** use must be provided at a minimum rate of 0.14 **parking spaces** per 100 square metres of **gross floor area**; and
  - (iv) the **parking spaces** required under ii and iii above may be provided in a shared below-grade **parking garage** or **public parking** use;
- (I) Despite Regulation 200.5.1.10(2), a maximum number of 28 **parking spaces** which are obstructed on one side are permitted to have a minimum width of 2.6 metres;
- (J) Despite Section 200.15, a minimum of 16 of the **parking spaces** required under (H) above, must be provided as accessible **parking spaces**, each with the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.9 metres; and
  - (iii) vertical clearance of 2 metres;
- (K) Despite Regulations 220.5.10.1(1), 220.5.10.1(2), 220.5.10.1(3) and 220.5.10.1(6), **loading spaces** must be provided and maintained on the **lot** to serve both residential uses and non-residential uses in accordance with the following:
- (i) a minimum of two Type "B" **loading spaces**;
  - (ii) a minimum of one Type "C" **loading space**; and
  - (iii) a minimum of one Type "G" **loading space**;
- (L) Despite Regulation 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) For the **dwelling units**, a minimum of 1 **bicycle parking space** per **dwelling unit**, in accordance with the following ratios:
    - (a) 0.9 "long term" **bicycle parking spaces** per **dwelling unit** for occupants of the **dwelling units**; and
    - (b) 0.1 "short-term" **bicycle parking spaces** per **dwelling unit** for visitors of residents of the **dwelling units**;
- (M) The maximum area of the tower floor plate, excluding balconies, as measured from the exterior of the **main wall** on each **storey** is as follows:
- (i) 816 square metres for storeys 12 to 58 (northerly tower); and
  - (ii) 900 square metres for storeys 10 to 48 (southerly tower);



- (N) Despite any existing or future severance, partition or division of the lot, the provisions of this By-law apply to the whole **lot** as if no severance, partition or division occurred;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1473-2017; 1682-2019 ]

(127) Exception CR 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) On 1 Eglinton Avenue East, if the requirements in Section 4, Section 5 and Schedule A of By-law 1258-2018 are complied with, none of the provisions of 40.10.40.10(2) and 40.10.40.40(1) will prevent the erection or use of a **building** or **structure** permitted in compliance with (B) to (O) below;
- (B) Despite regulation 40.10.40.1(1) with respect to the location of commercial uses in a **mixed use building**, does not apply;
- (C) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (D) Despite regulation 40.10.40.10(2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 161.9 metres (CGVD2013);
- (E) Despite regulation 40.5.40.10(1) and 40.10.40.10(2), the height of any **building** or **structure** must not exceed the maximum height specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 1258-2018 provided that setbacks at various levels of the building are complied with in accordance with Diagrams 4a and 4b of By-law 1258-2018;
- (F) Despite (E) above, and regulation 40.5.40.10(4):
  - (i) elevator overruns, mechanical equipment, and stair enclosures may project to a maximum of 6.0 metres above the applicable height limit shown on Diagram 3 of By-law 1258-2018;
  - (ii) terraces and balcony guards, elements of a **green roof** and insulation and roof surface materials, planters, railings, parapets, and ornamental architectural features, may project to a maximum of 3.0 metres above the applicable height limit shown on Diagram 3 of By-law 1258-2018;
  - (iii) window washing equipment may project to a maximum of 8.0 metres above the applicable height limit shown on Diagram 3 of By-law 1258-2018 and
  - (iv) a ladder for maintenance purposes may project to a maximum of 1.2 metres above the applicable height limit shown on Diagram 3 of By-law 1258-2018;
- (G) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), no portion of any **building** or **structure** may be located otherwise than wholly within the areas delineated by heavy lines shown on Diagram 3 of By-law 1258-2018;
- (H) Despite regulations 40.10.40.60 and (G) above, balconies and canopies may project into a required **building setback** up to 3.0 metres beyond the areas delineated by heavy lines on Diagram 3 of By-law 1258-2018 and not more than 5.0 metres on the southeast elevation of the building on floors 10 through 14 provided they are in accordance with the shaded area of Diagrams 4a and 4b of By-law 1258-2018;
- (I) Despite regulations 40.10.40.40(1), the total **gross floor area** erected or used on the **lot** must not exceed 55,000 square metres, of which:
  - (i) the maximum residential **gross floor area** is 45,000 square metres; and
  - (ii) the maximum non-residential **gross floor area** is 11,500 square metres;
- (J) A minimum of 10,550 square metres of the **gross floor area** permitted in (I)(ii) above, must be used for office;
- (K) A minimum of 10 percent of the **dwelling units** must have three bedrooms;
- (L) Despite Table 200.10.5.1 **Parking spaces** must be provided and maintained on the **lot** in accordance to the following:
  - (i) non residential – a minimum of 0.41 **parking spaces** for each 100 square metres of non-residential floor area;
  - (ii) residential – a minimum of 0.35 **parking spaces** for each **dwelling unit**;
  - (iii) visitor – a minimum of 0.06 **parking spaces** for each **dwelling unit**;



- (iv) the parking requirements listed in L(i and ii) may be reduced by four **parking spaces** for each **car share parking space** provided. The maximum reduction is calculated using the following formula:  $4 \times (\text{Total No. of Residential Units} / 60)$  rounded down to the nearest whole number; and
- (v) residential visitor **parking spaces** may be shared with the non-residential **parking spaces**;
- (M) Despite Clause 200.5.10(2) a maximum of 61 required **parking spaces** on the **lot**, which are not accessible **parking spaces**, may have a length of 5.2 metres;
- (N) Despite Clause 200.15.1(5) accessible **parking spaces** may be provided in an underground parking garage on the **lot**, if they are located closest to a pedestrian access to the **building**; and
- (O) Despite Clause 220.5.10.1 **loading spaces** for all uses must be provided and maintained on the **lot** in accordance to the following:
  - (i) one "Type B" **loading space**;
  - (ii) two "Type C" **loading spaces**; and
  - (iii) one "Type G" **loading space**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1258-2018 ]

(128) Exception CR 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 lands must comply with Exception 900.11.10(1543);
- (B) On 1580 Avenue Road, if the requirements in Section 5 and Schedule 1 of By-law 1242-2017 are complied with, none of the provisions of 40.10.40.10(2), 40.10.40.40(1), 900.11.10(1543)(G) or (M), apply to prevent the erection and use of a **building, structure**, addition or enlargement permitted in compliance with (C) to (K) below;
- (C) Despite regulation 40.5.40.10(1), the height of a **building or structure** is measured from the Canadian Geodetic Datum elevation of 171.95 metres;
- (D) Despite regulation 40.5.40.10(1) and 40.10.40.10(2), 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 1242-2017;
- (E) Despite regulations 40.5.40.10 (3), (4,) (6) and (7), the following may exceed the height indicated by the numbers following the letter "HT" as shown on Diagram 3 of By-law 1242-2017 by a maximum of 5 metres: eaves, canopies, cornices, lighting fixtures, awnings, fences and safety railings, architectural features, parapets, trellises, balustrades, window washing equipment, privacy screens, architectural screens, guardrails, terraces, platforms, transformer vaults, ornamental elements, architectural elements, landscaping elements, green roof elements, roof access hatches, walkways, stairs, covered stairs and or stair enclosures, stair landings, planters, skylights, mechanical and electrical equipment, elevator shafts and their enclosures, and art features;
- (F) Regulation 40.10.40.1(1) with respect to location of commercial uses in a **mixed use building**, does not apply;
- (G) Despite regulation 40.10.40.40(1), the gross floor area must not exceed 10,060 square metres;
  - (i) a maximum of 9,335 square metres may be used for residential uses; and
  - (ii) a maximum of 725 square metres may be used for non-residential uses;
- (H) Despite regulations 40.10.40.70(2) and the setback and angular plane requirements in 900.11.10(1543), no portion of a **building or structure** above grade can extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 1242-2017, with the exception of:
  - (i) The permitted encroachments listed in Clause 40.50.40.60; and
  - (ii) Light fixtures, parapets, art and landscape features, planters, ventilation shafts, guardrails, balustrades, railings, stair enclosures, doors, fences, screens, cornices, ornamental elements, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, wheelchair ramps, awnings, and canopies;



- (I) **Parking spaces** must be provided and maintained, according to the following standards:
- (i) A maximum of 65 **parking spaces** for residential dwelling units;
  - (ii) A minimum of 7 **parking spaces** for residential visitors ; and
  - (iii) A minimum of 16 **parking spaces** for non-residential uses shall be provided and a minimum of 1 space for each additional 100 square metres of non-residential gross floor area above 725 square metres;
- (J) Regulation 200.15.1(1) and clause 200.15.1.5 with respect to accessible **parking spaces**, do not apply;
- (K) Regulations 40.10.50.10(2) and (3) with respect to **landscaping** when abutting a residential zone, do not apply;
- (L) Clause 40.10.90.40, with respect to loading, does not apply;
- (M) Regulation 40.10.100.10 (1), with respect to **vehicle** access, does not apply;
- (N) Despite regulation 40.10.40.50(1), **amenity space** must be provided and maintained as follows:
- (i) a minimum of 570 square metres of indoor **amenity space**, with an additional 2 square metres for every **dwelling unit** above 36 **dwelling units**; and
  - (ii) a minimum of 200 square metres of outdoor **amenity space**; with an additional 2 square metres for every **dwelling unit** above 36 **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1242-2017 ]

(129) Exception CR 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) Despite 40.10.40.70(2)(E) and 40.10.40.70(2)(G), the **angular plane** requirements do not apply;
  - (ii) Despite 40.10.40.70(2)(B), the **rear yard setback** requirements do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category;
- (B) On 1182 King Street West, shown as Block A on Diagram 1 of By-law 223-2021, if the requirements in Section 6 and Schedule A are complied with, none of the provisions of 40.10.40.10(2), 40.10.40.40(1), and (A) above, apply to prevent the erection or use of **buildings** or **structures** permitted in compliance with (C) to (O) below;
- (C) Despite Section 150.5, a **home occupation** located in a **dwelling unit** on the first **storey** or on the second floor of a **dwelling unit** located on the first **storey** may:
- (i) Sell, rent or lease physical goods directly from the **dwelling unit**;
  - (ii) be a **personal service shop**;
  - (iii) be an office or medical office for a professional regulated under the College of Physicians and Surgeons of Ontario;
  - (iv) be an office or medical office for a professional regulated under the Regulated Health Professions Act, 1991, S.O. 1991. C. 18., as amended;
  - (v) be a **manufacturing use**;
  - (vi) for all uses including an **education use**, have clients or customers attending the **premises** for consultations, receiving services or obtaining physical goods;
  - (vii) include music or dance instruction and training;
  - (viii) have an employee working in the **dwelling unit** who is not the business operator;



- (D) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 32,000 square metres, of which:
- (i) the **gross floor area** of **buildings** or **structures** used for residential uses symbolized by the letter 'r', permitted by Regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), must not exceed 29,600 square metres; and
  - (ii) the **gross floor area** of **buildings** and **structures** used for non-residential uses symbolized by the letter 'c', permitted by Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), must not exceed 2,400 square metres;
- (E) Despite regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 92.3 metres and the highest point of the **building** or **structure**;
- (F) Despite Paragraph (A) and regulations 40.5.40.60(1), 40.5.40.10(3), 40.5.40.10(4), 40.5.40.10(8), 40.5.40.10(1) and 40.10.40.10(2), no portion of any **building** or **structure**, inclusive of mechanical penthouse elements, is to have a height greater than the height in metres specified by the number following the "H" symbol as shown on Diagram 3 attached to and forming part of By-law 223-2021, excluding:
- (i) wind screens, parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, stair tower, heating, cooling or ventilating equipment, chimneys, chimney-like structures, roof drainage, window washing equipment, lightning rods, architectural features, landscaping, garbage chute, terrace build-up, and elements of a **green roof**, which may project up to a maximum of 5.0 metres above the height limits shown on Diagram 3;
- (G) Despite 40.10.40.10(5), the required minimum height of the first **storey** is 3.9 metres;
- (H) Despite Paragraph (A) and regulations 40.5.40.60(1), 40.10.40.60(1) and 40.10.40.70(2), all portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 attached to and forming part of By-law 223-2021, excluding:
- (i) art and landscape features, light fixtures, ornamental elements, parapets, patios, decks, pergolas, trellises, balconies, eaves, planters, ventilation shafts, guardrails, balustrades, railings, stair enclosures, doors, fences, screens, site servicing features, window washing equipment, and underground garage ramps and associated **structures**, which may extend a maximum of 2.5 metres beyond the heavy lines shown on Diagram 3 of said By-law; and
  - (ii) terraces, which may encroach beyond the areas delineated by heavy lines on Diagram 3 attached to and forming part of By-law 223-2021 to the same extent as the **main walls** of the **building** below them;
- (I) Despite regulation 200.5.1.10(2), **parking spaces** obstructed in accordance with 200.5.1.10(2)(D) may have minimum dimensions of 2.4 metres x 5.6 metres;
- (J) The provisions of By-law 579-2017 shall not apply to accessible **parking spaces**;
- (K) Despite 200.15.1.5(4), accessible **parking spaces** may be located anywhere within the underground parking levels located on the Block A;
- (L) Despite regulation 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
- (i) a minimum of 0.3 **parking spaces** per **dwelling unit** must be provided for the residents of the **dwelling units**;
  - (ii) a combined minimum of 66 **parking spaces** must be provided on the **lot** for the non-residential use(s) and visitors to the **dwelling units** and may be provided on a shared basis;
  - (iii) up to a maximum of 1 of the required **parking spaces** for residential visitors and non-residential uses in the **building** may be used for the purpose of a car-share **parking space**;
  - (iv) car-share means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (v) car-share **parking space** means a **parking space** that is exclusively reserved and actively used for car-sharing;



(vi) each car-share **parking space** may reduce the minimum resident parking required by four (4) **parking spaces**;

- (M) Despite 230.5.10.1 (1), a combined minimum of 51 short-term **bicycle parking spaces** must be provided for residential visitors and non-residential uses and may be provided on a shared basis;
- (N) Despite regulation 230.5.1.10(9), a required **bicycle parking space** for a **dwelling unit** in an **apartment building** or **mixed-use building** may be located shall be permitted on any level of the **building** below-ground, and on a mezzanine level; and
- (O) Despite 220.5.10(1), a minimum of one **loading space** – Type 'G' and one **loading space** – Type 'B' must be provided.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 223-2021 Enacted ]

(130) Exception CR 130

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

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) despite 40.10.40.70(2)(E) and 40.10.40.70(2)(G), the **angular plane** requirements do not apply;
  - (ii) despite 40.10.40.70(2)(B), the **rear yard setback** requirements do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category;
- (B) On 1221 King Street West, shown as Block B on Diagram 1 of By-law 223-2021, if the requirements of Section 6 and Schedule A are complied with, none of the provisions of 40.10.40.10(2), 40.10.40.40(1), and (A) above, apply to prevent the erection or use of **buildings** or **structures** permitted in compliance with (C) to (O) below;
- (C) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 23,000 square metres, of which:
  - (i) the **gross floor area** of **buildings** or **structures** used for residential uses symbolized by the letter 'r', permitted by Regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), must not exceed 21,400 square metres; and
  - (ii) the **gross floor area** of **buildings** and **structures** used for non-residential uses symbolized by the letter 'c', permitted by Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), must not exceed 1,600 square metres;
- (D) Despite regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 92.3 metres and the highest point of the **building** or **structure**;
- (E) Despite Paragraph (A) above and regulations 40.5.40.10(1), 40.5.40.10(3), 40.5.40.10(4), 40.5.40.10(8), 40.5.40.60(1) and 40.10.40.10(2), no portion of any **building** or **structure**, inclusive of mechanical penthouse elements, is to have a height greater than the height in metres specified by the number following the "H" symbol as shown on Diagram 4 attached to and forming part of By-law 223-2021, excluding:
  - (i) wind screens, parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, stair tower, heating, cooling or ventilating equipment, chimneys, chimney-like structures, roof drainage, window washing equipment, lightning rods, architectural features, landscaping, garbage chute, terrace build-up, and elements of a **green roof**, which may project up to a maximum of 5.0 metres above the height limits shown on Diagram 4;
- (F) Despite 40.10.40.10(5), the required minimum height of the first **storey** is 3.4 metres;



- (G) Despite Paragraph (A) above and regulations 40.5.40.60(1), 40.10.40.60(1) and 40.10.40.70(2), all portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 4 attached to and forming part of By-law 223-2021, excluding:
- (i) art and landscape features, light fixtures, ornamental elements, parapets, patios, decks, pergolas, trellises, balconies, eaves, planters, ventilation shafts, guardrails, balustrades, railings, stair enclosures, doors, fences, screens, site servicing features, window washing equipment, and underground garage ramps and associated **structures**, which may extend a maximum of 2.5 metres beyond the heavy lines shown on Diagram 4 of said By-law; and
  - (ii) terraces, which may encroach beyond the areas delineated by heavy lines on Diagram 4 attached to and forming part of By-law 223-2021 to the same extent as the **main walls** of the **building** below them;
- (H) Despite regulation 40.10.40.50(1), a minimum of 3.4 square metres per **dwelling unit of amenity space** must be provided and maintained on the land;
- (I) The provisions of By-law 579-2017 shall not apply to accessible **parking spaces**;
- (J) Despite 200.15.1.5(4), accessible **parking spaces** may be located anywhere within the underground parking levels located on the Block B;
- (K) Despite regulation 200.5.10.1, **parking spaces** must be provided and maintained, in accordance with the following:
- (i) a minimum of 0.3 **parking spaces** per **dwelling unit** must be provided for the residents of the **dwelling units**;
  - (ii) a combined minimum of 57 **parking spaces** must be provided on the **lot** for the non-residential uses and visitors to the **dwelling units** and may be provided on a shared basis;
  - (iii) up to a maximum of 1 of the required **parking spaces** for residential visitors and non-residential uses in the **building** may be used for the purpose of a car-share **parking space**;
  - (iv) car-share means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (v) car-share **parking space** means a **parking space** that is exclusively reserved and actively used for car-sharing;
  - (vi) each car-share **parking space** may reduce the minimum resident parking required by four (4) **parking spaces**;
- (L) Despite regulation 230.5.10.1(1) a combined minimum of 39 short-term **bicycle parking spaces** must be provided for residential visitors and non-residential uses and may be provided on a shared basis;
- (M) Despite regulation 230.5.1.10(9), a required **bicycle parking space** for a **dwelling unit** in an **apartment building** or **mixed-use building** may be located shall be permitted on any level of the **building** below-ground, and on a mezzanine level; and
- (N) Despite 220.5.10(1), a minimum of one **loading space** – Type 'G' and one **loading space** – Type 'B' must be provided.

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

[ By-law: 223-2021 Enacted ]

(132) Exception CR 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provision, Prevailing By-laws and Prevailing Sections, for a period of time not to exceed three years from the day of the passing of this By-law.

Site Specific Provisions:

- (A) The lands must comply with Exception 900 11.10(2); and
- (B) Despite 40.10.20.100 **entertainment place of assembly** and **nightclub** are permitted provided:
- (i) the **gross floor area** does not exceed 2,100 square metres on the lands municipally known as 722 College Street;



- (ii) the **gross floor area** does not exceed 600 square metres on the lands municipally known as 750 College Street;
  - (iii) the **gross floor area** does not exceed 400 square metres on the lands municipally known as 783 College Street;
  - (iv) the principle entrance to the **entertainment place of assembly** or **nightclub** is located on College Street;
  - (v) maximum of one **entertainment place of assembly** or **nightclub**, is permitted at each of the properties known municipally in the year 2017 as 722, 750 and 783 College Street;
  - (vi) despite Chapter 800, for purpose of this Temporary Use By-law, a **nightclub** may include a stage for performances of entertainment such as live music; and
  - (vii) despite 40.10.20.100(2)(B), for the purpose of this Temporary Use By-law, a **nightclub** may be located in the **basement** of 750 College Street;
- (C) Regulation 900.11.10(132)(B) is repealed three years after December 8, 2017, the date of passing of By-law 1446-2017.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 318 of former City of Toronto By-law 438-86; and
- (C) City of Toronto By-law 537-2005. [ By-law: 1446-2017 Enacted ]

(133) Exception CR 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) On 480, 482, 484, 486, 488, 490 and 494 Yonge Street and 3 Grosvenor Street, if the requirements of Section 5 and Schedule A of By-law 1263-2017 are complied with, then buildings or structures may be constructed in compliance with regulations (B) to (R) below;
- (B) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the distance between Canadian Geodetic Datum elevation of 104 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.10.40.10(1) and 40.10.40.10(5), and subject to complying with item 3 in Schedule A of By-law 1263-2017, the maximum height of a **building** or **structure** or portion thereof is specified in metres above grade by the numbers following HT and specified in **storeys** above grade by the numbers preceding ST in the locations shown on Diagram 3 of By-law 1263-2017;
- (D) Despite the definition of **storey** in Chapter 800, a mezzanine level is part of the ground level **storey** for the purposes of identifying the maximum number of **storeys** as specified on Diagram 3 of By-law 1263-2017; for identifying the maximum area of tower floor plates as described in (G) below and applying the provisions in (I)(ii) below;
- (E) Despite Regulation 40.10.40.40(1), the **gross floor area** as reduced in accordance with Regulation 40.5.40.40(3), must not exceed the following:
  - (i) the total **gross floor area** must not exceed 34,300 square metres;
  - (ii) the **gross floor area** of residential uses must not exceed 31,700 square metres; and
  - (iii) the **gross floor area** of non-residential uses must not exceed 2,600 square metres
- (F) Non-residential uses are subject to the following conditions:
  - (i) the non-residential **gross floor area** on the ground level must be divided into a minimum of 3 non-residential units, one of which must provide direct access to the non-residential space located on the second storey; and
  - (ii) the maximum area of a non-residential unit located on the ground level is 450 square metres;
- (G) The maximum area of the tower floor plate as measured from the exterior of the **main wall** on each storey is as follows:
  - (i) storeys 4-5: 1,030 square metres;
  - (ii) storeys 6-18: 1,070 square metres;



- (iii) storeys 19-34: 857 square metres;
  - (iv) storeys 35-36: 617 square metres;
  - (v) storeys 37-38: 578 square metres; and
  - (vi) mechanical penthouse: 485 square metres;
- (H) The total number of **dwelling units** must not exceed 451, of which:
- (i) at least forty percent (40 percent) must have two bedrooms or two bedroom plus den; and
  - (ii) at least ten percent (10 percent) must have three bedrooms;
- (I) Despite Regulations 40.5.40.70(1)(B), 40.10.40.70(1)(A), 40.10.40.70(1)(B) and 600.10.10(1), **building setbacks** from the **lot lines** must be in accordance with the limits of the **building** as shown on Diagram 3 of By-law 1263-2017 subject to the following exceptions:
- (i) despite regulations 40.10.40.60(1) and (5), and subject to complying with items 2 and 3 in Schedule A of By-law 1263-2017, balconies, including any attached architectural framing, may project beyond the heavy lines shown on Diagram 3 of By-law 1263-2017 to a maximum of 2.48 metres; and
  - (ii) despite regulations 40.10.40.60(1) and (5) and despite 4(I)(i) above, and subject to complying with items 2 and 3 in Schedule A of By-law 1263-2017, balconies, including any attached architectural framing, located on the north side on storeys 35 and 36 may project beyond the heavy lines shown on Diagram 3 of By-law 1263-2017 to a maximum of 3.6 metres;
- (J) Despite Regulation 150.100.30(2), an **eating establishment** with an **interior floor area** greater than 1,000 square metres is permitted on the **lot**;
- (K) Despite Regulation 40.10.40.50(1), the amount of **amenity space** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 2.0 square metres of indoor residential **amenity space** per **dwelling unit**; and
  - (ii) a minimum of 1.06 square metres of outdoor **amenity space** per **dwelling unit**;
- (L) Despite Regulation 40.10.100.10(C), a maximum of three **vehicle** accesses are permitted;
- (M) Despite Clauses and Regulations 200.5.10.1, 200.5.10.1(1), 200.15.1.5 and 200.15.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 82 **parking spaces** for residents of the **dwelling units**, of which 2 **parking spaces** may be used for car-share; and
  - (ii) subject to item 4(d) of Schedule A of By-law 1263-2017 requiring at least 3 **parking spaces** be provided and maintained for the use of residents of rental replacement dwelling units erected on the **lot**, a minimum of 35 additional **parking spaces**, of which not more than 35 **parking spaces** may be provided in **public parking**, for the shared use of residents of rental **dwelling units**, visitors to all **dwelling units**, non-residential visitors and non-residential occupants, and may be located in a **public parking** area;
- (N) Despite Articles and Regulations 200.15.1, 200.15.10 and 200.15.10.1, a minimum of 3 accessible **parking spaces** must be provided and maintained on the **lot**, each with the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.9 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (O) Despite Regulations 220.5.10.1(2) and 220.5.10.1(3), **loading spaces** must be provided and maintained on the **lot** to serve both residential uses and non-residential uses in accordance with the following:
- (i) a minimum of one **loading space – Type G**; and
  - (ii) a minimum of one **loading space – Type B**;
- (P) Despite Regulations 230.5.10.1(1), 230.5.1.10(9)(B) and 230.40.1.20(2), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 412 long-term **bicycle parking spaces** for occupants of the **dwelling units**;
  - (ii) a minimum of 46 short-term **bicycle parking spaces** for residential visitors;



- (iii) a minimum of 5 long-term **bicycle parking spaces** for occupants of the non-residential uses;
- (iv) a minimum of 10 short-term **bicycle parking spaces** for visitors to the non-residential uses;
- (v) the required **bicycle parking spaces** for occupants of the **dwelling units** must be located on parking level 1 (P1) or parking level 2 (P2) with a maximum of 125 **bicycle parking spaces** on P2;
- (vi) the required **bicycle parking spaces** for occupants of the non-residential uses must be located on parking level 1 (P1) or parking level 2 (P2); and
- (vii) the required **bicycle parking spaces** for both residential visitors and visitors to the non-residential uses must be located on parking level 1 (P1), parking level 2 (P2) or at ground level and if located on parking level 2 (P2), **bicycle parking spaces** must be directly accessible by elevator;

(Q) Despite Regulation 230.5.1.10.(7)(B), shower and change room facilities are not required; and

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1263-2017; 1682-2019 ]

(134) Exception CR 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) **Dwelling units** are only permitted above the **first floor**.
- (B) In a **mixed use building**, **dwelling units** are only permitted above the first **storey**.
- (C) The required minimum **front yard setback** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 88-2018 ]

(135) Exception CR 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) On 65, 71, 73, 75, 77, 79, 83, 85 and 89 King Street East and 46 Colborne Street, if the requirements of Section 10 and Schedule A of By-law 552-2019(LPAT) are complied with, the erection or use of a **building, structure**, addition or enlargement that meets the requirements of (B) to (S) below is permitted;
- (B) Despite Regulation 40.10.20.10(1), a **dwelling unit** is not a permitted use;
- (C) Despite Regulation 40.10.40.40, the maximum **gross floor area** is 38,500 square metres;
- (D) Despite Regulation 40.5.40.10(1), the height of a **building or structure** is measured as the distance from a Canadian Geodetic Datum elevation of 82.15 metres to the highest point of the **building or structure**;
- (E) Despite Regulations 40.10.40.10 and 40.5.40.10(4), the height of the **building or structure** or portion, including a mechanical penthouse, must not exceed the height in metres specified by the numbers following HT as shown on Diagram 6 of By-law 552-2019(LPAT);
- (F) Despite Regulation 40.5.40.10(4) and Despite (E) above:
  - (1) lightning rods may project above the height limits shown as 83.00 metres on Diagram 6;
  - (ii) guardrails, safety railings, elements of a green roof, roofing materials including elements of exterior flooring, parapets may project above the height limits shown on Diagram 6 by no more than 2.0 metres; and
  - (iii) vents, stacks, mechanical elements, heating/cooling towers, stair enclosures, lighting fixtures, elevator overrun and window washing equipment may project above the height limits shown on Diagram 6 by no more than 5.0 metres;
- (G) Despite Regulations 40.5.40.70 and 40.10.40.70 (1) and 600.10.10(1)(A):
  - (i) the required **building setbacks** must be provided as shown on Diagram 6 of By-law 552-2019(LPAT); and



- (ii) with the exception of elements permitted by 9(F) and 9(H) of this by-law, a setback of at least 2.7 metres from the west side lot line adjacent to Leader Lane and a setback of at least 4.0 metres from the north lot line adjacent to King Street East is required within the Lower Setback Zone as illustrated on Diagram 6, for **storeys 4 and 5 of the building**, excluding the mezzanine level;
- (H) Despite (G) above:
  - (i) canopies, awnings, building cornices, lighting fixtures, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps, landscape and green roof elements, wind mitigation, architectural cladding and design features, window washing equipment and public art features may project beyond the **building** envelope shown in Diagram 6;
- (I) Despite Regulation 40.5.40.10(5), a mechanical penthouse may occupy the entire Mechanical Penthouse Area as illustrated on Diagram 6;
- (J) Despite Regulation 40.10.40.10(5), the minimum height of the first **storey** may be less than 4.5 metres;
- (K) Despite Regulation 40.10.20.10, the only permitted uses on the ground floor facing King Street East or Colborne Street are **retail store, retail service, eating establishment, take-out eating establishment, personal service shop, financial institution, wellness centre, recreation use, art gallery, and automated banking machine, artist studio, massage therapy, day nursery**, and office lobby, provided such uses located in the space facing King Street East are divided into a minimum of two units, not including the lobby for the office tower or any such uses within the office lobby;
- (L) Despite Regulation 40.10.20.100(17), the maximum **interior floor area** of all **retail services** may exceed 400 square metres;
- (M) Despite Regulations 200.5.10.1 and 200.15.10, **parking spaces** must be provided and maintained below grade in accordance with the following:
  - (i) a minimum of 125 **parking spaces**;
  - (ii) a maximum of 211 **parking spaces**; and
  - (iii) a minimum of 6 accessible **parking spaces**;
- (N) Despite Regulation 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained on the lands in accordance with the following:
  - (i) a minimum of 85 short-term **bicycle parking spaces**;
  - (ii) a minimum of 78 long-term **bicycle parking spaces**; and
  - (iii) the required long-term **bicycle parking spaces** must be located either on the ground floor or on parking level 1 (P1);
- (O) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (P) Despite Regulation 200.5.1.10(2), 11 **parking spaces** may have a minimum width of 2.6 metres when obstructed on one side;
- (Q) Despite Regulation 40.10.100.10(1), two **vehicle** accesses are permitted;
- (R) Despite Regulation 40.10.90.40(3), **loading spaces** located in a **building** may have their **vehicle** access through a **main wall** that faces a **street**; and
- (S) Despite Regulation 40.10.40.50(2), a minimum of 159 square metres of outdoor amenity space must be provided;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 552-2019(LPAT) ]

(136) Exception CR 136

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



Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(38), former North York zoning by-law 7625.

(137) Exception CR 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) If the requirements of By-law 519-2018 are complied with, none of the provisions of regulations 40.5.40.10(1) and 40.5.40.10(2) apply to prevent the erection or use of a **building or structure** permitted in regulations (B) to (H) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the **height** of a **building or structure** is measured from the Canadian Geodetic Datum elevation of 172.5 metres;
- (C) Despite regulations 40.5.10.10(1) and (2), the permitted maximum **height** of a **building or structure** is the numerical value, in metres, following the letters "HT" on Diagram 3 of By-law 519-2018;
- (D) Despite regulation 40.10.40.1(2), the floor level of the first **storey** must be within 1.1 metres of the Canadian Geodetic Datum Elevation of 172.5 metres;
- (E) Despite regulation 40.10.40.1(6), a pedestrian access to the **building** may be within 9.5 metres of a **lot** in the Residential Zone category;
- (F) Despite regulation 40.10.40.10(5), the minimum height of the first **storey** must be at least 2.8 metres;
- (G) Despite clause 40.10.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law 519-2018;
- (H) Despite regulation 40.10.50.10(3), a minimum 2.0 metre wide strip of land used only for **soft landscaping** must be provided along a **lot line** that abuts a **lot** in the Residential Zone Category;
- (I) Despite regulation 40.10.90.10(1), a **loading space** may be located in a **rear yard** that abuts a **lot** in the Residential Zone Category;
- (J) Despite regulation 220.5.0.1(5), only one Type "C" **loading space** is required;
- (K) Despite regulation 220.5.20.1(1)(A)(ii), the minimum width for a **driveway** providing access to a **loading space** is 4.32 metres;
- (L) Despite regulation 220.5.20.1(1)(A)(ii), the minimum width for a **driveway** providing access to a **loading space** is 4.32 metres;
- (M) The minimum required number of **parking spaces** is 12.

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

[ By-law: 519-2018 Under Appeal ]

(138) Exception CR 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) On 215-229 Church Street and 117 Dundas Street East, if the requirements in Section 5 and Appendix 1 of By-law 1484-2019(LPAT) are complied with, none of the provisions of 40.10.40.1(1), 40.10.40.10, and 40.10.40.40(1) apply to prevent the erection or use of a **building**, structure, addition or enlargement if it complies with (B) to (W) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 89.19 metres and the highest point of the **building or structure**;
- (C) Despite Regulation 40.10.40.10(1), any **building or structure** erected on the lands must not exceed the height in metres and in **storeys** specified by the numbers following the symbol HT and preceding the symbol ST on Diagram 3 of By-law 1484-2019(LPAT), with the exception of:
  - (i) building maintenance units and window washing equipment may project up to a maximum of 12.9 metres above the height limit of 162.5 metres as shown on Diagram 3 of By-law 1484-2019(LPAT);



- (ii) despite Regulation 40.5.40.10(4) and (5), mechanical equipment and any associated enclosure **structures** or enclosed **building** elements may project up to a maximum of 6.0 metres above the height limit of 162.5 metres as shown on Diagram 3 of By-law 1484-2019(LPAT);
  - (iii) elevator overruns, parapets, railings, aeronautical lights, lightning rods and elements of a green roof may project up to a maximum of 8.9 metres above the height limit of 162.5 metres as shown on Diagram 3 of By-law 1484-2019(LPAT);
  - (iv) parapets, railings, wind protection screens, pergolas, trellises, ornamental elements, planters, landscaping curbs, terrace dividers, guard rails and outdoor **amenity space** elements may project up to a maximum of 3.0 metres above the heights shown on Diagram 3 of By-law 1484-2019(LPAT);
  - (v) roof drainage equipment may project up to a maximum of 7.8 metres above the heights shown on Diagram 3 of By-law 1484-2019(LPAT);
  - (vi) architectural feature supports and/or elements such as walls, screens, cladding and enclosures may project up to a maximum of 10.5 metres above the heights shown on Diagram 3 within any area identified above the height limit of 162.5 metres as shown on Diagram 3 of By-law 1484-2019(LPAT); and
  - (vii) landscaping and art, but in no event shall landscaping and art be permitted above the height limit of 162.5 metres as shown on Diagram 3 of By-law 1484-2019(LPAT). [ By-law: 1655-2019 ]
- (D) Despite Regulations 5.10.40.70 and 40.10.40.70(1), all portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 of By-law 1484-2019(LPAT) subject to (E) below;
- (E) Despite clause 40.10.40.60, the following encroachments are permitted to extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 1484-2019(LPAT):
  - (i) subject to clause 4 of Appendix 1 hereto, balconies may project up to a maximum of 2.0 metres beyond the heavy lines shown on Diagram 3 of By-law 1484-2019(LPAT);
  - (ii) building maintenance units and window washing equipment may project up to a maximum of 6.0 metres beyond the heavy lines shown on Diagram 3 of By-law 1484-2019(LPAT);
  - (iii) awnings and canopies may project up to a maximum of 3.0 metres beyond the heavy lines shown on Diagram 3 of By-law 1484-2019(LPAT); and
  - (iv) doors, cornices, ornamental elements, parapets, architectural flutes, columns, piers, pillars, exoskeleton **structures**, exoskeleton cladding, window sills, light fixtures, architectural feature supports and/or elements such as walls, screens, cladding and enclosures, art and landscape features and site servicing features may project up to a maximum of 1.2 metres beyond the heavy lines shown on Diagram 3 of By-law 1484-2019(LPAT). [ By-law: 1655-2019 ]
- (F) Despite 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on the lands, must not exceed 41,250 square metres, comprised as follows:
  - (i) residential uses symbolized by the letter 'r', permitted by Regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), must not exceed 40,750 square metres; and
  - (ii) non-residential uses symbolized by the letter 'c', permitted by Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), must not exceed 500 square metres;
- (G) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.2 square metres for each **dwelling unit**, of which:
  - (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (H) Despite 40.10.40.50(2), no outdoor **amenity space** is required for non-residential uses on the lands;
- (I) Despite the parking requirements outlined in Table 200.5.10.1, **parking spaces** must be provided and maintained underground on the lands as follows:
  - (i) a minimum of 0.265 **parking spaces** per **dwelling unit** for residents of the lands;
  - (ii) no **parking spaces** for residential visitors are required;



- (iii) no **parking spaces** for non-residential uses are required;
  - (iv) for each **car-share** parking space provided on the lands, the minimum number of required residential **parking spaces** may be reduced by 4 **parking spaces**;
  - (v) a maximum of 6 **car-share parking spaces** may be provided on the lands; and
  - (vi) for the purpose of this exception, **car-share** means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and to use a car-sharing vehicle, a person must meet the membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable. Cars are reserved in advance and fees for use are normally based on time and/or kilometres driven;
- (J) Despite Regulation 200.5.1(3)(A), the minimum **drive aisle** width is 5.5 metres;
- (K) Despite Regulation 200.5.1.10(2)(B), the minimum dimensions for a **parking space**, accessed by a one-way or two-way **drive aisle** having a width of less than 6.0 metres measured at the entrance to the **parking space**, are:
- (i) length of 5.6 metres;
  - (ii) width of 2.6 metres;
  - (iii) height of 2.0 metres; and
- except that the minimum required width of a **parking space** must be increased by 0.3 metres for each side of the **parking space** that is obstructed according to Regulation 200.5.1.10(2)(D);
- (L) Despite (K) above and Regulation 200.5.1.10(2)(A)(iv), a maximum of 12 **parking spaces** are permitted to be obstructed on one side in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum required width by 0.3 metres;
- (M) Despite (K) above and Regulation 200.5.1.10(2)(A)(i), a maximum of 36 **parking spaces** are permitted to have a minimum length of 5.40 metres;
- (N) Regulation 200.5.1.10(12)(C) does not apply;
- (O) Despite Section 200.15, of the **parking spaces** required by (I) above, a minimum of 5 **parking spaces** must be provided as accessible **parking spaces**, which shall meet the following requirements:
- (i) the minimum required dimensions for an accessible **parking space** are 5.6 metres in length, 3.9 metres in width and 2.1 metres of vertical clearance; and
  - (ii) the minimum required width of 3.9 metres may be reduced to 3.4 metres provided that an accessible barrier-free aisle or path measuring 1.5 metres in width is provided along a side of the **parking space** for its entire length;
- (P) Despite Regulation 230.5.1.10(9)(B)(iii), long-term **bicycle parking spaces** can be located within any **storey** below grade;
- (Q) Despite Regulation 230.5.1.10(10), a long-term **bicycle parking space** and short-term **bicycle parking space** can be located in a **stacked bicycle parking space**;
- (R) Despite regulations 230.5.1.10(4)(A)(ii) and 230.5.1.10(4)(B)(ii), the minimum required width of a **bicycle parking space** is 0.38 metres;
- (S) Regulation 40.10.90.40(3) does not apply;
- (T) For the purposes of this exception, none of the following **building** elements are considered a **storey**:
- (i) A mezzanine, which means one floor level situated immediately above the first floor, which may be non-contiguous, but may not exceed a cumulative **interior floor area** of 300 square metres and is limited in use to mechanical rooms and accesses thereto; and
  - (ii) A mechanical penthouse comprising a maximum of two floor levels;
- (U) Regulation 600.10.10 does not apply;
- (V) None of the provisions of this By-law shall apply to prevent a temporary sales office on the lands, which shall mean a **building** or **structure** used for the purpose of the initial sale of **dwelling units** to be erected on the lands; and
- (W) Exception CR (x138) shall apply to all of the lands outlined by heavy black lines on Diagram 1 attached to this By-law collectively regardless of any future severance, partition or division.



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1484-2019(LPAT) ]

(139) Exception CR 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) On 234 Simcoe Street, 121 St. Patrick Street and part of 220 Simcoe Street, if the requirements in Section 6 and Schedule A of By-law 1251-2018 are complied with, none of the provisions of Regulations 40.10.40.10(1) and 40.10.40.40(1), apply to prevent the erection of use of **buildings** or **structures** permitted in compliance with (B) to (X) below;
- (B) Regulation 40.10.20.100(17) with respect to the maximum size for retail service uses does not apply;
- (C) Despite regulation 200.5.1.10(2)(A)(i) up to a maximum of 5 of the total **parking spaces** required by Regulation (L)(i) and (iii) below, may have the following minimum length dimension:
  - (i) Length of 5.2 metres;
- (D) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the **height** of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 93.65 metres and the highest point of the **building** or **structure**;
- (E) Despite Regulations 40.5.40.10(1), (2), (4), (5), (6), and (7), and 40.10.40.10(1), the **height** of any **building** or **structure** must not exceed those **heights** in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 1251-2018 excluding:
  - (i) **Structures**, elements and enclosures permitted by (F) below;
  - (ii) The erection or use of **structures** on the roof used for outdoor residential amenity space or open air recreation, maintenance, safety or wind protection purposes, vestibules providing access to outdoor amenity or recreation space, pool deck, pool equipment, mechanical equipment associated with pools, pool access stairs, partitions dividing outdoor recreation areas, provided such projections are limited to a maximum vertical projection of 4.5 metres above the permitted **building heights** shown on Diagram 3 of By-law 1251-2018;
  - (iii) The erection or use of **structures** on the roof used for **green roof** purposes, roof assembly, air intakes, vents and ventilating equipment, chimney stacks, exhaust flues, parapets, elevator overruns and garbage chute facilities provided such projections are limited to a maximum vertical projection of 2.0 metres above the permitted **building heights** shown on Diagram 3 of By-law 1251-2018; and
  - (iv) Lightning rods and window washing equipment provided such projections are limited to a maximum vertical projection of 6.0 metres above the permitted **building heights** shown on Diagram 3 of By-law 1251-2018;
- (F) Despite Clause 40.10.40.60 and Regulations 5.10.40.70(1), 40.5.40.60(1) and 40.10.40.70(1), all portions of a **building** or **structure** above grade must be located within the areas delineated by heavy lines on Diagram 3 of By-law 1251-2018, with the exception of:
  - (i) Balconies and terraces to a maximum horizontal project of 2.8 metres;
  - (ii) Canopies including support structures, awnings, building cornices, window washing equipment, lighting fixtures, covered walkways, privacy screens, planters, trellises, eaves, window sills, guards, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, ramps associated with an underground parking garage, bicycle parking facilities, ornamental and architectural features, landscape features, street furniture and art installations; and
  - (iii) Structures, elements and enclosures permitted by (E) above; [By-law 542-2019]
- (G) Despite (E) and (F) above, within the hatched areas shown on Diagram 4 of By-law 1251-2018 no part of any **building** may be located between finished ground level and a minimum of 4.5 metres above finished ground level other than signage, lighting, canopies, structural supports and design features; [By-law 542-2019]
- (H) Despite Regulation 40.10.40.40(1) the total **gross floor area** of all **buildings** and **structures** must not exceed 71,300 square metres of which:
  - (i) The total residential **gross floor area** must not exceed 64,200 square metres;
  - (ii) A minimum non-residential **gross floor area** of 7,000 square metres must be provided; and



- (iii) A minimum of 5,600 square metres of the **gross floor area** required in (ii) above, must be provided for office uses;
- (I) Despite Regulations 40.5.40.40(3) and (4), the **gross floor area** of a **mixed use building** is further reduced by the area in a **building** used for:
  - (i) Parking at the ground level;
- (J) A minimum of ten percent (10 percent) of all **dwelling units** must have three or more bedrooms;
- (K) Despite Regulation 40.10.40.50(1):
  - (i) the required indoor **amenity space** must be provided in a multi-purpose room or rooms, at least one of which contains a kitchen and a washroom; and
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit** must be provided of which at least 40 square metres must be in a location adjoining or directly accessible from the indoor **amenity space**;
- (L) Despite Regulation 200.5.10.1 **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 0.22 **parking spaces** per **dwelling unit** for residents of the **mixed-use building**;
  - (ii) A minimum of 75 **parking spaces** for **public parking**;
  - (iii) A minimum of 37 **parking spaces** for residential or non-residential uses other than **public parking**; and
  - (iv) 4 of the required **parking spaces** must be **car-share parking spaces**;
- (M) For each **car-share parking space** provided, the minimum number of **parking spaces** for residents required pursuant to regulation (L)(i) above may be reduced by one (1) **parking space**, up to a maximum of four (4) **parking spaces**;
- (N) For the purpose of this Exception:
  - (i) **Car-share** means the practice whereby a number of people share the use of one or more cars that are owned and operated by a profit or non-profit car-sharing organization, and where such organization may require that the use of cars be reserved in advance, charge fees based on time and/or kilometres drives, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) **Car-share parking space** means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- (O) Despite Regulations 230.5.1.10 (9)(A)(iii) and 230.5.1.10 (9)(B)(iii), long term **bicycle parking spaces** may be located as follows:
  - (i) On levels of the **building** below-ground; and
  - (ii) All such **bicycle parking spaces** located below-ground must be accessible via an elevator to the ground floor;
- (P) Despite clauses 40.10.90.1, and 220.5.10.1, and regulation 220.5.1(2), a minimum of one Type "G" **loading space** and three Type "B" **loading spaces** must be provided and maintained on the **lot**;
- (Q) In addition to the permitted uses identified in section 40.10.20 of By-law 569-2013, **public parking**, and **car-share** parking, is also permitted on the **lot**;
- (R) Despite Regulation 200.5.1.10(2) **parking spaces** for **public parking** may have minimum dimensions of 2.6 metres in width, 5.2 metres in length and 2.0 metres in height provided they are accessed by a **drive aisle** having a minimum width of 7.0 metres measured at the entrance to the **parking space**;
- (S) For the purpose of the Exception:
  - (i) **Privately-owned publicly accessible open space** means a space on the **lot** situated a ground level generally within the shaded area shown on Diagram 4 of By-law 1251-2018 that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses;



(ii) **P** **r** **i** **v** **a** **t** **e** **d** **l** **y** **o** **w** **n** **e** **d** **p** **u** **b** **l** **i** **c** **h** **e** **d** **p** **u** **b** **l** **i** **c** **h** **e** **d** **o** **p** **e** **n** **s** **p** **a** **c** **e** **s** **w** **i** **t** **h** **a** **m** **i** **n** **i** **m** **u** **m** **a** **r** **e** **a** **o** **f** **500** **s** **q** **u** **a** **r** **e** **m** **e** **t** **r** **e** **s** **s** **h** **a** **l** **l** **b** **e** **p** **r** **o** **v** **i** **d** **e** **d** **o** **n** **t** **h** **e** **g** **r** **o** **u** **n** **d** **l** **e** **v** **e** **l** **g** **e** **n** **e** **r** **a** **l** **l** **y** **a** **s** **s** **h** **o** **w** **n** **i** **n** **t** **h** **e** **s** **h** **a** **d** **e** **d** **a** **r** **e** **a** **o** **n** **D** **i** **a** **g** **r** **a** **m** **4** **o** **f** **B** **y** **-** **l** **a** **w** **1** **2** **5** **1** **-** **2** **0** **1** **8**;

- (T) Regulation 230.40.1.20(2), with respect to the location of "short-term" **bicycle parking spaces** relative to the **building** entrance, does not apply;
- (U) Section 600.10 with respect to tall **building** setbacks, does not apply;
- (V) Regulation 40.10.90.40(3), with respect to access to a **loading space** through a **main wall** that faces a **street** does not apply;
- (W) Regulation 40.10.100.10(1)(C), with respect to the number of **vehicle** accesses, does not apply; and
- (X) Regulation 40.10.40.50(2), with respect to **amenity space** for non-residential uses does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1251-2018 ]

(140) Exception CR 140

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

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit**, **financial institution**, business and professional offices, **personal service shop**, professional medical office, **retail store**, **retail service**, and **vehicle service shop**;
- (B) **Dwelling unit** is not a permitted use on the first **storey**;
- (C) **Vehicle service shop** is permitted if it does not include muffler or tailpipe repair or replacement, parking and storage and display for sale, rental or lease of operable motor **vehicles**;
- (D) The maximum **gross floor area** is 865 square metres;
- (E) The minimum set back of any **structure** or **building** is:
  - (i) 14.8 metres from the **front lot line**;
  - (ii) 13.0 metres from the **rear lot line**;
  - (iii) 3.0 metres from the north **side lot line**; and
  - (iv) 6.0 metres from the south **side lot line**; and
- (F) No **loading space** is required;
- (G) A **landscaped** strip 1.2 metres in width must be provided along the entire west **lot line**; and
- (H) Despite (A), (B) and (E) above, the **detached house** existing on July 31, 1998 may only be used for **retail stores**.

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

(141) Exception CR 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) On 1001 Queen Street East, if the requirements of By-law 1159-2018 are complied with, then a **building** or **structure** may be constructed in compliance with regulations (B) to (M) below;
- (B) Despite regulation 40.10.40.40(1) the total permitted maximum **gross floor area** of all **buildings** and **structures** must not exceed 2,720 square metres, of which:
  - (i) The total residential **gross floor area** must not exceed 2,465 square metres; and
  - (ii) The total non-residential **gross floor area** must not exceed 260 square metres;
- (C) Despite regulation 40.5.40.10(1), the height of the **building** is the distance between Canadian Geodetic Datum elevation of 78.70 metres and the elevation of highest point of the **building**;
- (D) Despite regulation 40.10.40.10(2) the permitted maximum height is as shown on Diagram 6 of By-law 1159-2018;



- (E) The **main wall** of each level of the **building** must be setback from the **main wall** of the height level of the **building** below it as shown on Diagram 6 of By-law 1159-2018;
- (F) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey** is 3.80 metres;
- (G) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building** setbacks for all **buildings** or **structures** are as shown on Diagram 6, attached to By-law 1159-2018;
- (H) Despite (D) above and regulations 40.5.40.10 (3), (4), (5), (6) and (7), 40.5.75.1 (4) the following may project above the permitted maximum height in Diagram 6 of By-law 1159-2018 as follows:
  - (i) Canopies, awnings, building cornices, window washing equipment, lighting fixtures, ornamental elements, lightning rods, parapets, trellises, eaves, window sills, guardrails, railings, stairs, stair enclosures, air intakes and vents, ventilating equipment, landscape and green roof elements, partitions dividing outdoor recreation and amenity areas, wind mitigation elements, chimney stacks, and exhaust flues may exceed the permitted maximum height no more than 2.0 metres; and
  - (ii) A stair enclosure or stairs to the roof level may exceed the permitted maximum height in the area where the number following the symbol HT is 20.0 as shown on Diagram 6 of By-law 1159-2018 no more than 3.0 metres;
- (I) Despite regulations 40.5.40.60 (1) and 40.10.40.60, the following may encroach into the required minimum setbacks in Diagram 6 of By-law 1159-2018 as follows:
  - (i) Canopies, awnings, building cornices, lighting fixtures, window washing equipment, ornamental elements, lightning rods, trellises, parapets, eaves, window sills, railings, stairs, stair enclosures, wheel chair ramps, air intakes and vents, landscape and green roof elements, partitions dividing outdoor recreation and amenity areas, wind mitigation elements, window casements, window projections and other minor architectural façade details that may project no more than 0.3 metres;
- (J) Despite regulation 200.5.10.1(1) and (2) and the parking rates in Table 200.5.10.1, the minimum number of required **parking spaces** is as follows:
  - (i) A minimum of 17 **parking spaces** must be provided for the residential uses which may be located within **stacked parking spaces**;
  - (ii) No visitor **parking spaces** are required; and
  - (iii) No **parking spaces** are required for the non-residential uses;
- (K) Despite regulation 200.5.1.10(2)(A) and 200.5.1.10 (12), a **parking space** within a **stacked parking space** must have the following minimum dimensions:
  - (i) Minimum length of 5.05 metres;
  - (ii) Minimum width of 2.4 metres; and
  - (iii) Minimum vertical clearance of 1.7 metres;
- (L) Despite regulation 200.15.10 (1), no accessible **parking spaces** are required;
- (M) Despite regulation 230.5.1.10 (1), 230.5.1.10 (7), 230.5.1.10 (9), 230.5.10.1 (5) and the **bicycle parking spaces** rates in table 230.5.10.1(1), 22 **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) Minimum 22 long-term **bicycle parking spaces** located on the first **storey** of the **building** or on the first level below-ground;
  - (ii) No shower and change facilities are required; and
  - (iii) No **bicycle parking spaces** are required for non-residential uses;
- (N) Despite regulation 230.5.1.10 (4) and 230.5.1.10 (5) a **stacked bicycle parking space** must have the following minimum dimensions:
  - (i) Minimum length of 1.8 metres;
  - (ii) Minimum width of 0.4 metres; and
  - (iii) Minimum vertical clearance of 1.2 metres;
- (O) Despite Clause 40.10.40.50, **amenity space** must be provided and maintained on the **lot** as follows:



- (i) Minimum of 44.0 square metres of indoor **amenity space** that does not need to contain a kitchen and a washroom; and
  - (ii) Minimum of 12.0 square metres of outdoor **amenity space** which is not required to be adjoined to the indoor **amenity space**;
- (P) Despite any existing or future consent, severance, partition or division of the **lot**, the provisions of this By-law shall apply to the **lot** as if no consent, severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)270(a) of former City of Toronto By-law 438-86 [ By-law: 1159-2018 ]

(142) Exception CR 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70 percent of the horizontal distance that portion of the **building** is from the **rear lot line**; or
  - (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70 percent of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone; and
- (B) The requirements of (A)(iii) and (A)(iv) above, do not apply to a **building** with a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1115-2018 ]

(143) Exception CR 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 replacement of any **building** existing as of February 28, 1977 with a height exceeding the maximum permitted height 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 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**;
- (C) Despite 80.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0; and
- (D) These **premises** must comply with Exception 900.11.10(2).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1115-2018 ]

(144) Exception CR 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) On 77 and 83 Mutual Street, if the requirements of Section 4 and Schedule A of By-law 1612-2019(LPAT) are complied with, none of the Regulations 5.10.40.70 (1) and (2), 40.5.1.10(3), 40.5.40.70 (1)(A), 40.10.40.40(1), 40.10.40.50, 40.10.40.70(1), 40.10.100.10.(1)(C), 200.5.1.10(8), 200.5.10.1(1), 200.15.15.4(2), Table 200.5.10.1, 200.15.1.5 (1), 230.5.1.10 (9), 230.40.1.20(2),



- 900.11.10(2010), 900.11.10(2211), and former City of Toronto By-law 1990-0032, apply to prevent the erection or use of a **building**, which may contain **dwelling units** and non-residential uses including a **parking garage** below ground, within the area identified as Part A on Diagram 1 of By-law 1612-2019(LPAT);
- (B) On 75 Mutual Street, none of Regulations 5.10.40.70 (1) and (2), 40.5.1.10(3), 40.5.40.70 (1)(A), 40.10.40.40(1), 40.10.40.50, 40.10.40.70(1)150.25.50.2(1)(C), 200.5.1.10(8), 200.5.10.1(1), Table 200.5.10.1, 200.15.1.5 (1), 200.15.15.4(2), 230.5.1.10 (9), 230.40.1.20(2), 900.11.10(2010), and 900.11.10(2211), apply to prevent the erection or use of a **building** within the area identified as Part B and shown on Diagram 1 of By-law 1612-2019(LPAT);
- (C) Neither Regulation 600.10.10(1) nor By-law 1107-2016 shall apply to the area identified as Part A or Part B as shown on Diagram 1 of By-law 1612-2019(LPAT);
- (D) The total **gross floor area** of all **buildings** and **structures** must not exceed a maximum of 26,140 square metres, of which:
- (i) the non-residential **gross floor area** on the area identified as Part A on Diagram 1 of By-law 1612-2019(LPAT) must not exceed 330 square metres; and
  - (ii) the non-residential **gross floor area** on the area identified as Part B on Diagram 1 of By-law 1612-2019(LPAT) must not exceed 510 square metres;
- (E) Despite Regulations 40.5.40.10 (1) and 40.10.40.10 (1), (4) and (5), the height of a **building** located on Part A or Part B as shown on Diagram 1 of By-law 1612-2019(LPAT), must not exceed the permitted maximum height in metres as indicated by the numbers following the letter HT and the permitted number of **storeys** as indicated by the numbers following the letter ST on Diagram 3 of By-law 1612-2019(LPAT);
- (F) The following elements of a **building** may exceed the permitted maximum height in (E) above by 2.0 metres:
- (i) minor projections including architectural elements permitted in regulation (G)(iii) and spires, screens, fences and antennae;
- (G) Despite Regulation 40.10.40.60, with respect to a **building** located on Part A or Part B as shown on Diagram 1 of By-law 1612-2019(LPAT), no portion of the **building** or **structure** above ground may be located otherwise than wholly within the areas delineated by heavy lines on the attached Diagram 3 of By-law 1612-2019(LPAT), except for the following:
- (i) canopies, awnings, **building** cornices and parapets;
  - (ii) balconies may encroach into a required **building setback** a maximum distance of 2.0 metres; and
  - (iii) lighting fixtures, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps, landscape and green roof elements, wind mitigation and public art features;
- (H) On the lands located on Part A as shown on Diagram 1 of By-law 1612-2019(LPAT), a minimum of 31 of the **dwelling units** must be three-bedroom **dwelling units** or greater;
- (I) On the lands located on Part A as shown on Diagram 1 of By-law 1612-2019(LPAT), 22 **dwelling units** must be secured in accordance with Schedule A of By-law 1612-2019(LPAT) as rental **dwelling units**, eighteen of which are bachelor **dwelling units** and four of which are one-bedroom **dwelling units**;
- (J) Despite Regulations 200.5.1.10(2) and 200.5.10.1, a minimum of 105 **parking spaces** must be provided and maintained in a below grade **parking garage** within Part A as shown on Diagram 1 of By-law 1612-2019(LPAT) in accordance with the following:
- (i) of the 105 **parking spaces** a maximum of 15 **parking spaces** may have a minimum dimension of 2.5 metres in width x 5.0 metres in length;
  - (ii) of the 105 **parking spaces** a minimum of 23 must be for visitors;
  - (iii) two (2) car-share parking spaces must be provided;
  - (iv) the **parking spaces** for visitors and the car-share parking spaces may be operated as a commercial **parking garage**;
  - (v) no parking is required for the non-residential uses located on Part A as shown on Diagram 1 or uses on Part B as shown on Diagram 1 of By-law 1612-2019(LPAT);



- (vi) of the 105 **parking spaces** a minimum of 80 must be provided for residents; and
  - (vii) **bicycle parking spaces** are not to be considered as obstructions to **parking spaces** and may project into **parking spaces** in accordance with Section 2(O) of By-law 1612-2019(LPAT);
- (K) Despite Regulation 220.5.10.1, **loading spaces** must be provided and maintained in accordance with the following requirements:
- (i) no **loading spaces** are required for Part B as shown on Diagram 1 of By-law 1612-2019(LPAT); and
  - (ii) 1 **loading space** - Type "G" is required for Part A as shown on Diagram 1 of By-law 1612-2019(LPAT);
- (L) Despite Regulation 200.5.1.10 (12)(B), the **vehicle** entrance or exit for a one-way **driveway** into or out of the **building** located on Part A as shown on Diagram 1 must have a minimum width of 3.0 metres;
- (M) No **bicycle parking spaces** are required for the non-residential uses located on Part A or Part B as shown on Diagram 1 of By-law 1612-2019(LPAT);
- (N) Despite Regulations 200.5.1.10 (4) and 230.5.1.10 (5), **bicycle parking spaces** may be provided in a secured room, in a stacked manner, in bicycle lockers, on a rack or on a hook on a wall, post or pillar including a wall, post or pillar associated with a **parking space**;
- (O) Despite Regulation 230.5.1.10 (4) and (5):
- (i) the **bicycle parking space** dimensions must have a minimum width of 0.6 metres x a minimum length of 1.2 metres x a minimum height of 1.8 metres and may project into a **parking space** by a maximum width of 0.15 metres x a maximum length of 1.2 metres x a maximum height of 1.8 metres; and
  - (ii) if **bicycle parking spaces** are provided in a horizontal **bicycle parking space** that is positioned above or below another **bicycle parking space** and equipped with a mechanical device providing floor level access to both **bicycle parking spaces**, the minimum vertical clearance for each **bicycle parking space** must be at least 1.2 metres; and
- (P) On the lands located on Part A as shown on Diagram 1 of By-law 1612-2019(LPAT), **amenity space** must be provided at a minimum rate of:
- (i) 1.31 square metres of indoor **amenity space** for each **dwelling unit**; and
  - (ii) 1.31 square metres of outdoor **amenity space** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1612-2019(LPAT) ]

(145) Exception CR 145

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 219 and 231 Dundas Street East, if the requirements in Section 6 and Schedule A are complied with, none of the provisions of 40.10.40.10(2), or 40.10.40.40(1), apply to prevent the erection or use of a **mixed use building** permitted in compliance with (B) to (V) below;
- (B) For the purposes of this By-law, the **Front Lot Line** is be Dundas Street East;
- (C) Despite regulation 40.10.40.40(1), the maximum residential **gross floor area** of all **buildings** must not exceed 14,500 square metres;
- (D) Despite regulation 40.10.40.40(1), a minimum non-residential **gross floor area** is 190 square metres;
- (E) Despite regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 89.00 metres and the highest point of the **building** or **structure**;
- (F) Despite regulations 40.5.40.10(3)-(7) and 40.10.40.10(2), the height of any **building** or **structure** must not exceed the maximum height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 651-2018, excluding:
  - (i) a **structure** on the roof of the **building** used for outside or open air recreation, a roof top amenity room, roof top stair enclosure, roof top mechanical equipment that includes a chimney stack or other heating, cooling or ventilating equipment, window washing equipment on the roof of a **building**, elevator overrun, antennae, staircases or enclosures, privacy screens,



mechanical and architectural screens, balcony and terrace guards and dividers, railings, access hatches, airshafts, landscaping, planters and other landscaping structures, elements of a **green roof**, may exceed the **height** limit on the attached Diagram 3 by no more than 5.5 metres, in addition to the projections permitted in regulation 40.5.40.10 (3)-(7), where these sections do not conflict with the items above;

(G) Despite regulation 40.10.40.60, all portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 of By-law 651-2018, excluding the following in addition to the exemptions listed in 40.10.40.60:

(i) cornices, lighting fixtures, awnings, canopies, architectural features, balconies and guards, balcony roof or canopies, privacy screens, mechanical and architectural screens, window sills, chimneys, vents, stacks, mechanical fans, stairs, stair landings, covered stairs and/or stair enclosures associated with an entrance or exit from an underground parking garage, retaining walls and curbs, monitor wells, bicycle parking areas, fences and safety railings, terraces, planters, balustrades, bollards, wheelchair ramps, underground garage ramps and their associated **structures**, and landscape and public art features by no more than 5.0 metres, in addition to the encroachments permitted in regulation 40.10.40.60, where these sections do not conflict with the items above;

(H) Regulation 40.10.40.70(2) with respect to **building** setbacks do not apply;

(I) Despite regulation 40.10.40.50 (1) with respect to **amenity space**:

(J) Regulation 40.10.40.1(1) with respect to location of commercial uses in a **mixed use building**, does not apply;

(K) Regulation 40.10.50.10(2)-(3) with respect to fence requirement and **landscaping** does not apply;

(L) Regulation 40.10.40.70(2) with respect to setbacks and **angular planes** does not apply;

(M) Despite regulation 200.5.10.1 and 900.11.10(2)(B) **Parking spaces** must be provided and maintained in accordance with the following requirements:

(i) A minimum of 0.27 **parking spaces** per **dwelling unit** must be provided for residents;

(ii) A minimum of 0.06 **parking spaces** per **dwelling unit** must be provided for visitor parking; and

(iii) A minimum of 2 **parking spaces** may be used for car share purposes;

(N) Despite regulation 200.5.1.10(2), a maximum of 6 **parking spaces** may be obstructed and 8 **parking spaces** may be a minimum of 5.4m in length;

(O) Despite regulation 220.5.10.1 (2) – (9) and 40.10.90.40(3) a minimum of one type "G" **loading space** must be provided and may have access through the **main wall** that faces a **street**;

(P) Regulation 200.15.1.5 with respect to location of Accessible **Parking Spaces** does not apply;

(Q) Regulation 200.15.1 and 200.15.1 with respect to Accessible **Parking** does not apply;

(R) Regulation 230.5.1.10(4) with respect to **bicycle parking space** dimensions does not apply;

(S) Despite regulation 230.5.10.1(5) **bicycle parking spaces** must be provided as follows:

(i) a minimum of 195 long-term **bicycle parking spaces** must be provided on the **lot**;

(ii) minimum of 20 short-term **bicycle parking spaces** must be provided on the **lot** and may be located within an enclosure or secured room at ground level; and

(iii) all **bicycle parking spaces** may be located in a bicycle stacker with a minimum height of 1.2 metres;

(T) Regulation 230.5.1.10(9) with respect to long term **bicycle parking space** location does not apply;

(U) Despite regulation 600.10.10, setbacks are as shown on Diagram 3; and

(V) 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)

[ By-law: 651-2018 ]

(146) Exception CR 146

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) On 485 Logan Street if the requirements of By-law 1075-2018 are complied with the erection or use of **buildings or structures** is permitted in compliance with (B) to (Q) below;
- (B) Despite regulations 40.5.1.10(3) and 40.10.40.40(1), the total **gross floor area** of all **buildings and structures** must not exceed 4,665.00 square metres;
- (C) Despite regulation 40.5.40.10(1), the height of a **building or structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 87.4 metres and the highest point of the **building or structure**;
- (D) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.75 metres;
- (E) Despite regulations 40.5.40.10(1) and 40.10.40.10(2), no portion of any **building or structure**, is to have a height greater than the height in metres specified by the number following the "HT" symbol as shown on Diagram 3 attached to and forming part of By-law 1075-2018, excluding:
  - (i) a **structure** used for outside or open air recreation, safety or wind protection purposes, elements of a **green roof**, canopies, vents, stacks or other heating, cooling or ventilating equipment, a screen around such equipment, window washing equipment, ornamental elements, architectural elements, landscaping elements, privacy walls, trellises, parapets, stairs, stair enclosures, guardrails and railings, elevator shafts and **structures** that enclose, screen or cover elevator shafts, all of which extending no more than 3.0 metres above 14 metres in height  
;
- (F) Despite regulations 40.5.40.60(1), 40.5.40.70(1), 40.10.40.70(2) and 40.10.40.70(4), and clause 40.10.40.60 all portions of a building or structure above ground must be located within the areas delineated by heavy lines on Diagram 3 attached to and forming part of By-law 1075-2018, excluding:
  - (i) balconies, terraces, cornices, light fixtures, awnings, ornamental elements, parapets, landscape features, trellises, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, architectural feature walls and associated **structures**, which may encroach beyond the heavy lines a maximum of 2.0 metres;
- (G) A maximum of 41 **dwelling units** are permitted, of which a minimum of 20 must be two bedroom **dwelling units** and a minimum of 3 must be three bedroom **dwelling units**;
- (H) Despite regulation 40.10.40.50(1):
  - (i) a minimum of 2.5 square metres per **dwelling unit** of outdoor **amenity space** must be provided, and need not be in a location adjoining or directly accessible to the indoor **amenity space**;
  - (ii) indoor **amenity space** is not required;
- (I) Despite regulations 40.10.50.10(2) and (3):
  - (i) a fence is not required; and
  - (ii) a minimum 1.5 metre wide strip of land must be provided as **soft landscaping** along a **lot line** abutting a **lot** in the Residential Zone category or Residential Apartment Zone category, except that this **soft landscaping** strip is not required in the area within 4.5 metres from the **front lot line**;
- (J) Despite 200.15, as amended, only the following regulations apply to accessible **parking spaces**:
  - (i) An accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres;
    - (c) vertical clearance of 2.1 metres; and
    - (d) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
  - (ii) Accessible **parking spaces** may be located anywhere within the underground parking level;
  - (iii) Clearly identified off street accessible **parking spaces** must be provided on the same **lot** as every **building or structure** erected or enlarged, if the total **parking space** requirement is 5 or more, in compliance with the following:



- (a) if the number of required **parking spaces** is 5 to 24, a minimum of 1 **parking space** must comply with the minimum dimensions for an accessible **parking space**;
  - (b) if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must comply with the minimum dimensions for an accessible **parking space**;
  - (c) if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with the minimum dimensions for an accessible **parking space**;
- (K) Despite regulation 200.5.10.1, **parking spaces** must be provided and maintained, in accordance with the following:
- (i) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (ii) 0.75 **parking spaces** for each two or three bedroom **dwelling unit**;
  - (iii) 0.06 visitor **parking spaces** for each **dwelling unit**;
- (L) Despite regulation 200.5.1.10(2), two obstructed **parking spaces** may have a width of 2.6 metres, and the remaining **parking spaces** are subject to regulation 200.5.1.10(2);
- (M) Despite Regulations 230.5.10.1(5)(A), and 230.5.10.1(2), a minimum of 42 **bicycle parking spaces** must be provided and maintained for an **apartment building** in accordance with the following:
- (i) a minimum of 37 long-term **bicycle parking spaces**; and
  - (ii) a minimum of 5 short-term **bicycle parking spaces**;
- (N) Despite regulations 230.40.1.20(1) and 230.5.1.10(9), a required "long-term" **bicycle parking space** for a **dwelling unit** in an **apartment building** may be located on any level of the **building** below-ground;
- (O) A Type "G" **loading space** is to be provided on the **lot**;
- (P) Regulation 40.10.90.40(1), with respect to access to **loading space** restrictions, does not apply;
- (Q) Regulation 40.10.100.10(1), with respect to **vehicle** access restrictions, does not apply.

Prevailing By-laws and Prevailing Sections: None Apply.  
[ By-law: 1075-2018 ]

(147) Exception CR 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) On 408 Brown's Line, if the requirement of By-law 1143-2018 are complied with, a **building**, or **structure** may be constructed in compliance with regulations (B) to (N) below;
- (B) Despite regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum elevation of 102.85 metres and the highest point of the **building** or **structure**;
- (C) Despite regulations 40.10.40.10(3), and 40.5.40.10, no part of any **building** or **structure** on the lands may exceed the heights specified by the numbers following the symbol HT as shown on Diagram 3 attached to By-law 1143-2018 except for the following:
  - (i) window washing equipment and lightning rods may project above the heights shown on Diagram 3 to a maximum of 2.0 metres
  - (ii) privacy screens, wind mitigation features, terrace dividers, cabanas, covered stairs or stair enclosures, fences, and trellises may project above the heights shown on Diagram 3 to a maximum of 2.75 metres;
  - (iii) heating and cooling units, towers, stacks and associated components, elevator shafts, make-up air units, emergency generator and lighting fixtures may project above the heights as shown on Diagram 3 to a maximum of 2.0 metres;



- (iv) parapets, railings, terraces, patios, planters, balustrades, bollards, stairs, safety railings, guard railings, accessory **structures**, chimneys, vents, stacks, and exhaust stacks, mechanical equipment and fans, retaining walls, wheelchair ramps, ornamental or architectural features, **structures** and elements related to outdoor patios, roofing assembly, landscape features, garbage chutes and vents, and roofs may project above the height limit shown on Diagram 3 to a maximum of 1.5 metres; and
  - (v) elements of the roof of the **building** or **structure** used for green roof technology may project above the height limits shown on Diagram 3 to a maximum of 0.6 metres;
- (D) Despite clause 40.5.40.70 and regulations 40.10.40.60(1), 40.10.40.60(2), 40.10.40.60(5)(A) and 40.10.40.70 (3) the portions of a **building** or **structure** above ground must be located within the area delineated by heavy black lines on Diagram 3 attached to By-law 1143-2018 except the following:
  - (i) bay windows, lighting fixtures, cornices, architectural cladding or design features, sills, eaves, awnings, art installations and the **structures**, elements and enclosures permitted by (C) above to a maximum encroachment of 0.6 metres;
  - (ii) balconies and canopies can extend beyond the heavy black lines shown on Diagram 3 by no more than 2.0 metres; and
  - (iii) Despite 40.10.40.60(9) balcony railings/dividers/guards or related architectural details are permitted to project into the required 45 degree angular plane to a maximum of 5 metres;
- (E) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** must not exceed 8,000 square metres:
  - (i) the maximum residential **gross floor area** must not exceed 7,700 square metres;
  - (ii) the maximum non-residential **gross floor area** must not exceed 280 square metres; and
  - (iii) the ground floor non-residential uses, which have a maximum **gross floor area** of 280 square metres, may be considered ancillary to the mixed-use building;
- (F) Despite regulation 40.50.40.40(3) for the purpose of calculating the **gross floor area** permitted on the lands, the following areas may also be excluded: garbage rooms and ground floor service areas associated with the commercial uses;
- (G) Despite regulation 40.10.40.50(1) **amenity space** must be provided in accordance with the following:
  - (i) a minimum of 2 square metres per **dwelling unit** of outdoor **amenity space**;
  - (ii) a minimum of 2 square metres per **dwelling unit** of indoor **amenity space**; and
  - (iii) at least 40 square metres of the outdoor **amenity space** is in a location adjoining or directly accessible to the indoor **amenity space**;
- (H) A maximum 81 **dwelling units** are permitted on the **lot**, of which a minimum of 6 percent must be three or more-bedroom units;
- (I) Despite regulation 40.10.30.40(1) the maximum **lot coverage** is 72 percent;
- (J) Despite the parking requirements outlined in Table 200.5.10.1, **parking spaces** must be provided and maintained as follows:
  - (i) 0.8 **parking spaces** for each bachelor **dwelling unit**, up to 45 square metres, and 1.0 parking space for each bachelor **dwelling unit** greater than 45 square metres;
  - (ii) 0.9 **parking spaces** for each one-bedroom **dwelling unit**;
  - (iii) 1.0 **parking spaces** for each two-bedroom **dwelling unit**;
  - (iv) 1.2 **parking spaces** for each three or more bedroom **dwelling unit**; and
  - (v) 0.2 **parking spaces** for each **dwelling unit** for residential visitors;
- (K) One Type "G" **loading space** is required with the following minimum dimensions:
  - (i) Width of 4.0 metres
  - (ii) Length of 13.0 metres
  - (iii) Vertical clearance of 6.1 metres;



- (L) Despite section 200.15.15.4, four accessible **parking spaces** must be provided on site;
- (M) An **eating establishment** must be set back at least 23.0 metres from a **lot** in the Residential Zone Category or Residential Apartment Zone Category;
- (N) The following noise mitigation measures are to be secured as part of this development:
  - (i) The facades, windows and balconies should be upgraded with higher insulation or products rated with noise attenuation such as using double glazed and air space windows, increasing wall thickness with interior gypsum board, and airtight balcony doors or enclosed balconies on the western elevation facing Brown's Line. [ By-law: 1143-2018 ]

(148) Exception CR 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) On 150 Eglinton Avenue East, if the requirements of Section 5 and Schedule A of By-law 1216-2018 are complied with, none of the provisions of regulations 40.10.40.10(2) and 40.10.40.40(1) apply to prevent the use or erection of a **mixed-use building** if it complies with (B) to (T) below;
- (B) Prevailing Sections 12(2)118, 12(2)119 and 12(2)270(a) of former City of Toronto By-law 438-86 do not apply;
- (C) Despite regulations 5.10.40.70(1) and 40.10.40.70(2), the above grade portion of a **building** or **structure** must be located entirely within the area delineated by heavy lines shown on Diagram 3 of By-law 1216-2018;
- (D) Despite regulations 40.10.40.60 and (C) above, the following elements are permitted to encroach beyond the heavy lines shown on Diagram 3 of By-law 1216-2018 to a maximum of 2.6 metres:
  - (i) balconies, cornices, lighting fixtures, window washing equipment, awnings, canopies, finials, parapets, terraces, terrace guards, platforms ornamental or architectural elements, trellises, eaves, window sills, bay windows, canopies, guardrails, balustrades, railings, wind mitigation screens and features, planters, monuments, arbours, patios, decorative features, stairs, stair enclosures, stair landings, supportive columns, wheel chair ramps, vents, stacks, wind screens and features, acoustic screens and features, underground garage ramps and their associated **structures**, underground garage stair enclosures, retaining walls, fences, screens, weather protection canopies, and landscape and public art features;
- (E) Despite regulation 40.5.40.10(1) the height of the **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 162.13 metres and the elevation of the highest point of the **building** or **structure**;
- (F) Despite regulation 40.10.40.10(2), 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 1216-2018;
- (G) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** of a **building** or **structure** on the **lot** is the numerical value following the letters ST on Diagram 3 of By-law 1216-2018;
- (H) Despite 40.5.40.10(3)-(7) and (F) above, the following elements may project above the heights specified by the numbers following the symbol HT on Diagram 3 of By-law 1216-2018;
  - (i) a parapet, roof drainage, thermal insulation or roof ballast, to a maximum of 1.8 metres;
  - (ii) safety railings and fences to a maximum of 1.8 metres, and having a maximum combined vertical dimension with (i) above of 2.75 metres; and
  - (iii) **structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, wind mitigation elements, landscape features, architectural elements, elevator overruns, public art features, telecommunications equipment and antennae, window washing equipment, stair towers, partitions dividing outdoor recreation areas, trellises or a fence, planters, landscape features, walls or **structures** enclosing such elements, lightning rods and exhaust flues, swimming pools (elevated or otherwise), **structures** housing pool or spa maintenance or operational equipment, to a maximum of 4.0 metres;
- (I) Within the portion of the **building** labelled ST= 7 on Diagram 3 of By-law 1216-2018; one **storey** must be provided exclusively for **bicycle parking spaces**;



- (J) Despite regulation 40.5.40.40(3) any area used for **public parking** may be reduced from the area used for the calculation of **gross floor area** for a **mixed use building**;
- (K) Despite regulation 40.10.40.40(1) the permitted maximum **building gross floor area** is 45,910 square metres;
- (L) A minimum of 8,500 square metres of the **gross floor area** permitted in (K) above, must be for office use;
- (M) A maximum of 429 **dwelling units** are permitted, of which:
  - (i) a minimum 30 percent of **dwelling units** must contain at least two-bedrooms; and
  - (ii) a minimum 10 percent of **dwelling units** must contain at least three-bedrooms;
- (N) Despite regulation 40.10.40.50(1) a minimum of 950 square metres of indoor **amenity space** and 970 square metres of outdoor **amenity space** must be provided;
- (O) Despite clause 220.5.10.1, 1 Type "G", 1 Type "B", and 2 Type "C" **loading spaces** must be provided;
- (P) Despite clause 200.5.10.1 the minimum number of required **parking spaces** is:
  - (i) A minimum of 130 **parking spaces** for the **dwelling units**;
  - (ii) A minimum of 103 **parking spaces** to be shared by the residential visitors and **non-residential** uses; and
  - (iii) For each **car-share parking space** provided, the minimum number of **parking spaces** required by (i) above shall be reduced by 4 **parking spaces** up to a maximum of 10 **car-share parking spaces**;
- (Q) Despite regulation 40.5.80.1(1) **parking spaces** required in (P)(ii) above may be located within a **public parking** garage and may be available on a first-come-first-serve basis;
- (R) Despite regulation 200.5.1.10(2), a maximum of 10 **parking spaces** may have a minimum width of 2.4 m, a minimum length of 5.4 m, and a minimum height of 1.7 metres with or without obstructions;
- (S) Despite regulation 200.5.1.10(12)(A) the **vehicle** entrance and exit for a two-way **driveway** into and out of the **building** must have a minimum width of 5.0 metres;
- (T) Despite regulation 230.5.1.10(4) the platform of a **stacked bicycle parking space** may have minimum dimensions of 0.5 metres by 1.6 metres, and a minimum vertical clearance for each space of 1.2 metres;
- (U) Regulation 40.10.20.100(8), relating to the access condition for public parking, does not apply;
- (V) Regulation 40.10.50.10(3), relating to landscaping requirement if abutting a **lot** in the Residential or Residential Apartment Zone Category, does not apply;
- (W) Regulation 40.10.90.40(2), relating loading restrictions if adjacent to a **lot** in a Residential Zone Category or Residential Apartment Zone Category, does not apply;
- (X) Regulation 40.10.100.10.(2), relating access to parking areas if adjacent to a Lot in a Residential Zone Category or Residential Apartment Zone Category, does not apply;
- (Y) Regulation 230.5.1.10.(9), relating to the long term location, does not apply; and
- (Z) Despite the provisions of By-law 569-2013, as amended, and By-law 1216-2018 a temporary **sales office** shall be permitted on the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Sections 12(2)118 of former City of Toronto By-law 438-86
- (B) 12(2)119 of former City of Toronto By-law 438-86
- (C) 12(2)270(a) of former City of Toronto By-law 438-86 [ By-law: 1216-2018 ]

(149) Exception CR 149

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(40) of former North York zoning by-law 7625.



(150) Exception CR 150

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(152) Exception CR 152

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

Site Specific Provisions:

- (A) On 2180 Lawrence Avenue East, if the requirements of Section 5 and Schedule A of By-law 1137-2018 are complied with, a **building or structure** is permitted if it complies with the following regulations;
- (B) Despite the permitted uses listed in Regulations 40.10.20.10(1) and 40.10.20.10(2), the only uses permitted from those lists are: **Dwelling Units** in a building type permitted by Clause 40.10.20.40., **Art Gallery, Artist Studio, Automated Banking Machine, Community Centre, Custom Workshop, Eating Establishment, Home Occupation, Library, Massage Therapy, Municipal Shelter, Office, including Medical and Dental Office, Outdoor Patio, Park, Personal Service Shop, Pet Services, Private Home Daycare, Retail Store, Religious Education Use, Renewable Energy, Retail Store, Retail Service, Take-out Eating Establishment and Wellness Centre**;
- (C) A maximum **gross floor area** for all uses of 24,000.0 square metres is permitted;
- (D) Permitted non-residential uses are only permitted within Building 'A', if the total **gross floor area** of all these uses does not exceed a maximum of 565 square metres;
- (E) Despite (B) and (C) above, one temporary residential sales pavilion is permitted prior to completion and first residential occupancy of Building 'A', if all applicable regulations are complied with;
- (F) Despite the Coverage Overlay Map in Section 995.30.1, the maximum permitted **lot coverages** as a percentage of the **lot area** are:
  - (i) Buildings 'A' and 'B': 25.5 percent of the area of the **lot** for both **buildings** combined; and
  - (ii) Buildings 'C' and 'D' and **ancillary buildings**: 11.0 percent of the area of the lot for all **buildings** combined; [ By-law: 632-2021 ]
- (G) Despite the Height Overlay Map in Section 995.20.1 and Regulation 40.5.40.10(2), (4) and (5), the maximum permitted height is:
  - (i) Building 'A': Maximum height of 21 storeys (excluding items listed in regulation 40.5.40.10(4)(B) and (C)) and 73.0 metres (including items listed in regulation 40.5.40.10(4)(B) and (C)), except maximum height of the podium base **-building** is 7 **storeys** and 25.0 metres;
  - (ii) Building 'B': Maximum height of 7 **storeys** (excluding items listed in regulation 40.5.40.10(4)(B) and (C)) and 27.5 metres (including items listed in regulation 40.5.40.10(4)(B) and (C)); and
  - (iii) All other **buildings**: 3 **storeys** (excluding **basements**, underground parking structures, and enclosed stairwells to access the roof including mechanical room) and 14.5 metres; [ By-law: 632-2021 ]
- (H) Despite Regulation 40.10.40.10(5), the minimum height of the first **storey** for Building 'B' is 4.0 metres;
- (I) Regulation 40.10.40.10(5) does not apply to Buildings 'C' and 'D'; [ By-law: 632-2021 ]
- (J) The permitted maximum **gross floor area** of each **storey** in Building 'A' more than 7 **storeys** above grade is 545 square metres;
- (K) A maximum of 429 **dwelling units** are permitted, of which:
  - (i) A maximum 384 **dwelling units** must in Buildings 'A' and 'B'; and
  - (ii) A maximum 45 **dwelling units** must be in Buildings 'C' and 'D'; [ By-law: 632-2021 ]



- (L) Despite Regulation 40.10.40.50(1), **amenity space** must be provided for Building 'A' and Building 'B' at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:
- (i) A minimum 2.0 square metres per **dwelling unit** is indoor **amenity space**, and:
    - (a) at least one **amenity space** area contains a kitchen and washroom;
    - (b) at least one **amenity space** area is adjoining and directly accessible to a minimum of 40.0 square metres of outdoor **amenity space**;  
and
    - (c) the indoor **amenity space** may be provided solely within Building 'A' to be shared by residents of Building 'B', if such **amenity space** is completed and available for use prior to first residential occupancy of Building 'B';
  - (ii) A minimum 2.0 square metres per **dwelling unit** is outdoor **amenity space**;
- (M) Despite Regulation 40.10.40.70(2), the following minimum **building setback** requirements apply:
- (i) 3.5 metres from the Lawrence Avenue East **street** line for Building 'A', plus an additional 3.0 metres **building setback** above the seventh **storey**, and 4.0 metres for Building 'E';
  - (ii) 1.4 metres from the Birchmount Road **street** line for Building 'A', plus an additional 3.0 metre **building setback** above the seventh **storey**, and a further 6.6 metre **building setback** for the building elements listed in Regulation 40.5.40.10(4)(B) and (C);
  - (iii) 3.0 metres from the Birchmount Road **street** line for Building 'B', plus an additional 2.0 metre **building setback** above the fifth **storey**, and a further 1.8 metres **building setback** for the building elements listed in Regulation 40.5.40.10(4)(B) and (C);
  - (iv) 3.0 metres from the Dulverton Road **street** line for Building 'B' plus an additional 7.0 metre **building setback** above the fifth **storey** and a further 22.0 metres **building setback** for the **building** elements listed in regulation 40.5.40.10(4)(B) and (C);
  - (v) Despite (iii) and (iv) above, a minimum 1.5 metre **building setback** is required from the Birchmount Road/Dulverton Road **street** line corner rounding;
  - (vi) 4.0 metres from the Dulverton Road **street** line for Building 'C';
  - (vii) 12.0 metres from the east **lot line** for Building 'D'; [ By-law: 632-2021 ]
  - (viii) 6.0 metre **building setback** from an Open Space Zone (O); and
  - (ix) For underground parking structures, a minimum 1.0 metre **building setback** from any **street** line or an Open Space Zone (O), and minimum 12.0 metre **building setback** from the east **lot line**;
- (N) Regulation 40.10.40.70(2)(E) does not apply to Building 'D' in regard to **angular plane** requirements abutting an Open Space Zone (O);
- (O) Regulation 40.10.40.70(4) does not apply to **dwelling units** located in the first **storey** of Building 'B';
- (P) Despite Regulation 40.10.40.80(2), minimum required **main wall building** separations are:
- (i) Between Building 'A' and Building 'B', excluding one **storey building** linkage (connecting corridor) and balconies: 8.0 metres;
  - (ii) Between Building 'A' and Building 'D': 21.0 metres; and
  - (iii) Between Building 'B' and Building 'C': 8.7 metres; [ By-law: 632-2021 ]
- (Q) Despite Clause 40.10.40.60, balconies and/or sills with railings may encroach a maximum of 0.3 metres into required **building setbacks** from the **street** line for Building 'A' below the eighth **storey**, and from the **street** line for Building 'B' below the sixth **storey**;
- (R) Despite Regulation 40.10.50.10(3), a minimum 5.8 metre wide strip of land used only for **soft landscaping** must be provided along the part of the **lot line** abutting a Residential Multiple Dwelling Zone (RM);
- (S) Despite Clause 220.5.10.1, 1 Type "G" **loading space** is required, and may be shared by both Building 'A' and Building 'B';
- (T) Despite Regulation 970.10.15.5(5), **parking spaces** must be provided as follows: [ By-law: 89-2022 ]



(U) Where referenced in this Exception, the following terms mean:

- (i) Building 'A': An **apartment building** located within 30 metres of the Lawrence Avenue East street line and within 66 metres of the Birchmount Road **street** line;
- (ii) Building 'B': An **apartment building** located within 24 metres of the Birchmount Road street line and within 48 metres of the Dulverton Road **street** line; and
- (iii) Buildings 'C' and 'D': **Apartment buildings** where each **dwelling unit** has a separate entrance directly from outside; [ By-law: 632-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1137-2018 ]

(153) Exception CR 153

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

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

- (A) Former City of North York by-laws 29896, 30943 and 32026.

(154) Exception CR 154

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

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

- (A) Section 64.23(90), former North York zoning by-law 7625.

(155) Exception CR 155

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

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

- (A) Section 64.23(10), former North York zoning by-law 7625.

(156) Exception CR 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) On 187-193 Parliament Street, if the requirements of Section 5 and Schedule A of By-law 1186-2018 are complied with, none of the provisions of 40.5.40.70(1)(A), 40.10.40.10(2), 40.10.40.40(1), 600.10, 600.10.10 and 900.11.10(2283) apply to prevent the erection or use of a **mixed-use building** that complies with (B) to (Q) below;
- (B) Despite regulations 5.10.40.70(1) and 40.10.40.70(2), a **building** or **structure** must be located entirely within the area delineated by heavy lines shown on Diagram 3 of By-law 1186-2018;
- (C) Despite clause 40.10.40.60 and (B) above, the following are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 1186-2018:
  - (i) architectural features, awnings, balconies, balustrades, canopies, cornices, doors, eaves, light fixtures, ornamental elements, parapets, trellises, stairs, stair enclosures, and window sills may encroach to a maximum of 0.3 metres; and



- (ii) dog run areas, gas meter enclosures, intake grates from parking levels, landscape features, railings, underground garage ramps, ventilation shafts, walls of an underground garage; wheel chair ramps, and associated **structures** may encroach to a maximum of 2.1 metres;
- (D) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 84.50 metres in the year 2017 and the elevation of the highest point of the **building** or **structure**;
- (E) Despite regulation 40.10.40.10(2), no portion of the **building** may exceed the height in metres specified by the numbers following the symbol "HT" on Diagram 3 of By-law 1186-2018;
- (F) Despite article 40.5.40.10 and (E) above, the following **building** elements and **structures** are permitted to project above the heights shown on Diagram 3 of By-law 1186-2018:
  - (i) fence, **green roof** elements, **landscaping**, parapet wall, privacy screen, safety railing, stair enclosures, stairs, terraces and trellises may project a maximum of 1.2 metres; and
  - (ii) elevator shaft, mechanical equipment, enclosed mechanical service areas, acoustic screens, and access ladders may project a maximum of 5.0 metres;
- (G) Despite regulations 40.10.20.100(45), 150.5.20.1(1) and (6), and section 800.50(345), a **home occupation** within a **dwelling unit**:
  - (i) may have employees in the **dwelling unit** who are not the business operator; and
  - (ii) does not have to be the principal residence of the business operator for the **dwelling unit**;
- (H) Despite regulations 40.10.40.1(1):
  - (i) the following uses may be provided in combination with a **dwelling unit**: office, **artist studio**, **production studio**, **custom workshop**, **software development and processing**, research and development institute, and **personal service shop**; and
  - (ii) a **place of assembly** may be located above a **dwelling unit**;
- (I) Despite regulations 40.10.40.40(1), 40.10.20.100(1) and 40.10.20.100(17) the maximum **gross floor area** on the **lot** must not exceed 9,200 square metres, as follows:
  - (i) a maximum of 500 square metres may be for **retail store** or **retail service uses**; and
  - (ii) a maximum of 30 **dwelling units** are permitted;
- (J) Despite regulation 40.10.40.50(1), **amenity space** must be provided as follows:
  - (i) at least 60 square metres of indoor **amenity space**; and
  - (ii) at least 60 square metres of outdoor **amenity space**;
- (K) Despite regulation 40.10.40.80(2)(B), windows are permitted on Levels 8-10 of the north elevation;
- (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 0.6 **parking spaces** for each **dwelling unit** for occupants;
  - (ii) a minimum of 0.1 **parking spaces** for each **dwelling unit** for visitors;
  - (iii) a minimum of 0.35 **parking spaces** for each 100 square metres of **gross floor area** for office uses;
  - (iv) a minimum of 0.1 **parking space** for each 100 square metres of **gross floor area** for **retail store** or **retail service uses**; and
  - (v) a minimum of 2.5 **parking spaces** for each 100 square metres of **gross floor area** for **place of assembly** uses;
- (M) Despite regulations 220.5.10.1(3) and (5), a minimum of two "Type B" and two "Type C" **loading spaces** must be provided on the **lot**;
- (N) Despite clause 40.10.90.40(2), access to a **loading space** may be provided via Anna Hilliard Lane;
- (O) Despite clauses 40.10.20.100(8) and 40.10.100.10(2), access to a **parking space** may be provided via Anna Hilliard Lane, which is not within a CR Zone;
- (P) Despite regulation 230.5.1.10(8), "short term" **bicycle parking spaces** may be provided on the City boulevard adjacent to the **lot**;



- (Q) Regulation 40.10.50.10(3) with respect to **landscaping** when abutting a **lot** in a Residential or Residential Apartment Zoning does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1186-2018 ]

(157) Exception CR 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) On 1982-1984 Yonge Street, if the requirements of Section 10 and Schedule A of By-law 1224-2018 are complied with, none of the provisions of regulations 40.10.40.10(2) and 40.10.40.40(1) apply to prevent the use of erection of a mixed-use building if it complies with (B) to (O) below;
- (B) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** of all **buildings** and **structures** must not exceed 3,300 square metres, of which:
  - (i) The total residential **gross floor area** must not exceed 2,700 square metres; and
  - (ii) The total non-residential **gross floor area** must not exceed 600 square metres;
- (C) Despite regulation 40.5.40.10(1), the height of a **building** is measured from the Canadian Geodetic Datum elevation of 156.18 metres;
- (D) Despite regulation 40.10.40.10(2), the permitted maximum height is as shown on Diagram 7 of By-law 1224-2018;
- (E) Despite Regulation 40.5.40.10 (4) and (C) above the following elements of a **building** may exceed the maximum height as follows:
  - (i) Canopies, lightning rods, window washing equipment, satellite dishes, eaves, screens, landscape and ornamental features, trellises, cabanas, light fixtures, antennae, flag poles, associated mechanical equipment overrun, elevator/stair overrun and garbage chute overruns rods may project above the height limits shown on Diagram 7 of By-law 1224-2018 by no more than 4.0 metres;
  - (ii) Wind mitigation, vents, roof access, solar panels, mechanical exhausts, flues, fans, chimneys, and parapets around the mechanical elements on the rooftop may project above the height limits shown on Diagram 7 of By-law 1224-2018 by no more than 2.0 metres;
  - (iii) Terrace and balcony dividers/privacy screens may project above the height limits shown on Diagram 7 of By-law 1224-2018 by no more than 2.5 metres;
  - (iv) Guardrails, railings, retaining walls, wheelchair ramps, roofing assembly and drainage, elements of **green roof**, parapets, cornices, balustrades, bollards, landscape and ornamental features may project above the height limits shown on Diagram 7 of By-law 1224-2018 by no more than 1.5 metres;
- (F) Despite Regulation 40.5.40.10(5), a mechanical penthouse may occupy the entire "Mechanical Penthouse Area" as illustrated on Diagram 7 of By-law 1224-2018;
- (G) Minimum **building** height stepbacks must be provided as shown on Diagram 7 of By-law 1224-2018;
- (H) Despite Regulation 40.5.40.70 and 40.10.40.70 (2), minimum **building** setbacks must be provided as shown on Diagram 7 of By-law 1224-2018;
- (I) Despite Regulations 40.5.40.60 (1) and 40.10.40.60 and (G) above:
  - (i) Canopies, lightning rods, window washing equipment, satellite dishes, eaves, screens, landscape and ornamental features, trellises, cabanas, light fixtures, antennae, and flag poles may project into the required **building setback** shown in Diagram 7 of By-law 1224-2018 by no more than 0.6 metres; and
  - (ii) Cornices, lighting features, trellises, eaves, window sills, guardrails, balustrades, railings, vents, and balconies above a height of 14 metres may project into the required **building setback** shown in Diagram 7 of By-law 1224-2018 by no more than 1.5 metres;
  - (iii) awnings, screens, and landscape and ornamental elements may project into the required **building setback** shown in Diagram 7 of By-law 1224-2018 by no more than 3.0 metres;
- (J) Despite Regulation 40.10.40.50, the minimum of 60 square metres of indoor **amenity space** and 60 square metres of outdoor **amenity space** must be provided and maintained on the **lot**;



- (K) Despite 40.10.40.1(1) all residential use portions of the **building** must be located above non-residential use portions of a **building**, other than following:
  - (i) the residential lobby access, residential garbage room and associated corridors;
  - (ii) for clarity, the non-residential uses at the eighth and ninth **storey** of this **building** do not otherwise prevent residential uses at or below the ninth **storey** subject to (A) above;
- (L) **Dwelling units** are not permitted on the first **storey** of the **building** or any floor below-ground;
- (M) Despite regulation 230.5.1.10(1), 230.5.1.10(9), 230.5.10.1(1), 36 **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) Minimum 30 **bicycle parking spaces** for residential **dwelling units** may be located on the first **storey** of the **building** or on the first level below-ground; and
  - (ii) Minimum of 6 short-term **bicycle parking spaces** may be located at ground level;
- (N) Despite Table 200.5.10.1, 40.5.80.1(1) and 200.5.10.1(1) there is no minimum **parking space** requirement for **dwelling units**, visitor or non-residential uses;
- (O) A minimum of two car-share **parking spaces**, being a parking space that is reserved for car-share purposes, shall be provided. Car-share means the practice where a number of people share the use of one or more motor vehicles. Such car-share motor vehicles shall be made available for short term rental, including hourly rental. Car-share operators may require that the car-share motor vehicles be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing operator, including the payment of a membership fee that may or may not be refundable.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1224-2018 ]

(158) Exception CR 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) Despite regulation 40.10.40.40(1) the total permitted maximum **gross floor area** of all **buildings** and **structures** must not exceed 8,228 square metres;
- (B) Despite regulation 40.5.40.10(1) and (2), the height of the **building** is measured from the Canadian Geodetic Datum elevation of 117.60 metres;
- (C) The permitted maximum height of a **building** or **structure** is as shown on Diagram 3 of By-law 513-2019;
- (D) The **main wall** of each level of the **building** must be set back from the **main wall** of the height level of the **building** below it as shown on Diagram 3 of By-law 513-2019;
- (E) Despite regulations 40.5.40.70(1)(B), 40.10.40.70(2), 40.10.40.80(2), 40.10.40.80(4) and 40.10.40.80(2), the required minimum **building setbacks** for all **buildings** or **structures** are as shown on Diagram 3, attached to By-law 513-2019;
- (F) Despite (C) above and regulations 40.5.40.10(3), (4), (5), (6), and (7), the following elements of a **building** may project above the permitted maximum height in Diagram 3 of By-law 513-2019 as follows:
  - (i) Wind screens, elevator overruns, mechanical equipment, parapets, guard rails, railings and dividers, pergolas, trellises, balustrades, screens, stairs, roof drainage, window washing equipment, chimneys, vents, lightning rods, light fixtures, elements of a **green roof**, by not more than 2.0 metres;
- (G) Despite regulations 5.10.40.70(1), 5.10.40.70(2), 40.5.40.60(1) and 40.10.40.60, the following may encroach into the required minimum **building setbacks** in Diagram 3 of By-law 513-2019 as follows:
  - (i) Ornamental elements, pillars, trellises, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, wheelchair ramps, screens, awnings and canopies by not more than 1.5 metres; and
  - (ii) Cornices, light fixtures, eaves, window sills, and awnings by not more than 0.3 metres;
- (H) Despite regulation 200.5.10.1(1) and (2) and the parking rates in Table 200.5.10.1, **parking spaces** on the **lot** must be provided and maintained in accordance with the following:



- (i) A minimum of 39 **parking spaces** for the residents of the **dwelling units**; and
- (ii) A minimum of 8 visitor **parking spaces** must be provided, of which a maximum of 2 may be car-share parking spaces;
- (I) Despite Clause 200.15.1, regulations 200.15.1.5(1), 200.15.10(1) and By-law 579-2017, accessible **parking spaces** must be provided as follows:
  - (i) Of the required **parking spaces** under (H) a minimum of 2 accessible **parking spaces** must be provided in the underground **parking garage**;
  - (ii) An accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.9 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (iii) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
    - (a) entrance to a **building**; or
  - (iv) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (J) Despite 220.5.10.1, a minimum of one Type "G" **loading space** must be provided and maintained on the **lot**;
- (K) Regulation 40.10.100.10(1)(C) regarding **vehicle** access does not apply;
- (L) Despite regulation 220.5.20.1(2), the access ramp to the underground **parking garage** and the internal ramp within the **parking garage** must be provided in accordance with the following standards:
  - (i) Must not exceed a maximum slope of 15.0 percent; and
  - (ii) Incorporate transition areas at the top and bottom which have maximum slopes of 7.5 percent over a minimum distance of 3.0 metres;
- (M) Despite Clause 40.10.40.50, **amenity space** must be provided and maintained on the lot as follows:
  - (i) Minimum of 262 square metres of indoor **amenity space**;
  - (ii) Minimum of 146 square metres of outdoor **amenity space**, which will be provided in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) None of the outdoor **amenity space** is to be provided on the **green roof**; and
- (N) Despite any future severance, partition or division of the **lot** as shown on Diagram 1 of By-law 513-2019, the provisions of this By-law apply to the **lot** as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 513-2019 ]

**(159) Exception CR 159**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

**(A) Section 64.23(31) of North York zoning by-law 7625.**

**(162) Exception CR 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 shown as Blocks 2A, 4, 5, 5A, and 7 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 (DDD), provided the following are met:
  - (i) The requirements of Schedule A of By-law 1214-2019(LPAT);



- (ii) Prior to the lifting of the (H) symbol on Block 2A, as shown on Diagram 2 of By-law 1214-2019(LPAT), the only use and construction that may occur on the Block must be in accordance with Section 17 of By-law 1214-2019(LPAT);
  - (iii) Prior to the lifting of the (H) symbol on Block 4, as shown on Diagram 2 of By-law 1214-2019(LPAT), the only use and construction that may occur on the Block must be in accordance with Section 15 of By-law 1214-2019(LPAT); and
  - (iv) Prior to the lifting of the (H) symbol on Blocks 5 and 7, 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 16 of By-law 1214-2019(LPAT);
- (B) in addition to the permitted uses listed in regulation 40.10.20.10(1), 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) A 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 regulation 40.10.20.20(1), the following additional uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100 as referred to below:
  - (i) Non-residential uses:
    - (a) **Eating establishments** (1, 33); and
    - (b) **Take-out Eating Establishment** (1);
  - (ii) Residential uses:
    - (a) **Private Home Daycare** (44);
    - (b) **Secondary Suite** (58); and
    - (c) **Seniors Community House** (42);
- (E) despite Clause 40.10.20.40 **apartment buildings** and **mixed-use buildings** are permitted **building** types for **dwelling units**;
- (F) despite regulation 40.10.20.100(20), the outdoor sale or display of goods or commodities is permitted if it is:
  - (i) Combined with another permitted non-residential use;
  - (ii) Not more than 250 square metres on any Block shown on Diagram 5 of By-law 1214-2019(LPAT);
  - (iii) Not located in areas required for parking, loading, **driveways** or **landscaping**; and
  - (iv) Not in a **vehicle**;
- (G) despite regulations 40.10.20.20(1) and 40.10.20.100(21)(A), an **outdoor patio** must be in association with a permitted use;
- (H) despite any regulation to the contrary, a portion of a **building** on Blocks 4 and 7, as shown on Diagram 5 of By-law 1214-2019(LPAT), may be used for **parking spaces**, **bicycle parking spaces**, **loading spaces**, service, access and/or mechanical equipment that serve the users of Blocks 6A, 6B, 1A and 1B, as shown on Diagram 5 of By-law 1214-2019(LPAT);
- (I) despite any regulation to the contrary, a portion of a **building** on Blocks 2A, 2B and 5, as shown on Diagram 5 of By-law 1214-2019(LPAT), may be used for **parking spaces**, **bicycle parking spaces**, **loading spaces**, service, access and/or mechanical equipment that serve the users of Blocks 2A, 2B and 5; and



- (J) for the purpose of this Exception, a bicycle is not a **vehicle**;
- (K) despite Clause 40.10.40.40, the permitted maximum **gross floor area** on Blocks 2A, 4, 5, 5A and 7, as shown on Diagram 5 of By-law 1214-2019(LPAT), is:
- (i) on Block 2A:
    - (a) 19,000 square metres may be used for residential purposes; and
    - (b) a maximum of 8,705.0 square metres may be used for non-residential purposes, if the total **gross floor area** of non-residential uses on Blocks 2A and 2B is not more than 42,250 square metres;
  - (ii) 30,860.0 square metres on Block 4, of which a maximum of 30,000.0 square metres may be used for residential purposes;
  - (iii) 25,480.0 square metres on Block 5 of which a maximum of 24,800.0 square metres may be used for residential purposes;
  - (iv) 28,000.0 square metres on Block 5A of which a maximum of 25,900.0 square metres may be used for residential purposes; and
  - (v) 68,100.0 square metres on Block 7 of which a maximum of 66,000.0 square metres may be used for residential purposes;
- (L) despite (K)(iv) above, if a **nursing home** is included on Block 5A, as shown on Diagram 5 of By-law 1214-2019(LPAT), the permitted maximum **gross floor area** is 33,000 square metres, of which a maximum of 30,900 square metres may be used for residential purposes;
- (M) in addition to the provisions of regulations 40.5.40.40(3) and (5), the **gross floor area** of a **mixed used building** and an **apartment building** is reduced by the area of the **building** used for indoor amenity space;
- (N) despite Clause 5.10.1.30 a **dwelling unit** may not be entirely below-ground;
- (O) the permitted maximum number of **dwelling units** is
- (i) 300 on Block 2A;
  - (ii) 410 on Block 4;
  - (iii) 333 on Block 5;
  - (iv) 390 on Block 5A; and
  - (v) 922 on Block 7;
- (P) no **building** may be erected or used on Blocks 2A, 4, 5, 5A and 7, as shown on Diagram 12 of By-law 1214-2019(LPAT) and identified as Street Related Active Uses, unless a minimum of 70 percent of the length of the portion of the **main wall** facing the Street Related Active Uses frontage at the first **storey** above-ground is occupied by residential lobbies, amenity space and/or permitted non-residential uses, excluding areas used for **ancillary** purposes such as parking, loading or service areas, bicycle parking, storage rooms, washrooms, electrical, utility and mechanical rooms, garbage rooms, exit stairwells;
- (Q) **vehicle** access from Blocks 2A, 4, 5, 5A and 7 to the Future Private Street, as shown on Diagram 12 of By-law 1214-2019(LPAT), is not permitted along the frontage of the Block subject to Street Related Active Uses;
- (R) despite Clause 40.10.40.10, the permitted maximum height in metres, measured from the average elevation of the ground along the **front lot line** to the highest point of a **building** or **structure**, is the numerical value in metres following the HT symbol on Diagrams 6 and 7 of By-law 1214-2019(LPAT);
- (S) for the purpose of this Exception, the phrase "average elevation of the ground along the **front lot line**" and the term **established grade**, for the Blocks shown on Diagram 5 of By-law 1214-2019(LPAT), is the Canadian Geodetic Datum elevation of:
- (i) 132.96 metres for Block 2A;
  - (ii) 130.36 metres for Block 4;
  - (iii) 131.98 metres for Block 5;
  - (iv) 133.30 metres for Block 5A; and
  - (v) 128.86 metres for Block 7;



- (T) despite Clause 40.5.40.10, the following elements of a **building** may exceed the permitted maximum **building** height as follows:
- (i) 0.9 metres for skylights, green roof elements and roof access hatch;
  - (ii) 1.5 metres for architectural features, 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, stairs, stair enclosures, vents, stacks, flues, chimneys, mechanical equipment and associated enclosures; and
  - (vi) the elements listed in Regulation (Z) below;
- (U) despite (T)(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:
- (i) 3.2 metres for elevator overruns, stairs, stair enclosures and roof top vestibules, mechanical equipment and associated enclosures; and
  - (ii) 1.5 metres for vents, stacks, flues and chimneys;
- (V) the permitted maximum number of **storeys** in a **building** is the numerical value on Diagrams 6 and 7 of By-law 1214-2019(LPAT), following the ST symbol, excluding vestibules providing rooftop access having a maximum **gross floor area** of 12.0 square metres, mechanical penthouses, stair enclosures and elevator overruns;
- (W) 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 higher 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;
- (X) with the exception of Block 5A as shown on Diagram 5 of By-law 1214-2019(LPAT), the permitted maximum height of Base Buildings, as shown on Diagrams 6 and 7 attached to By-law 1214-2019(LPAT), must be below a 45 degree angular plane projected over a Block, as drawn from the boundary of the Block which abuts a **street**, at an elevation above **established grade** equal to 80 percent of the width of the **street**;
- (Y) despite Clause 40.10.40.70, the required minimum **building setbacks** for the portion of a **building** or **structure** above-ground are shown on Diagrams 6 and 7 of By-law 1214-2019(LPAT). A **building setback** is not required from a corner rounding at the intersection of two **streets**; and
- (Z) despite regulation 5.10.40.70(1), and Clauses 40.5.40.60 and 40.10.40.60 the following elements of a **building** may encroach within a required **building setback**:
- (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, ramps, garage ramps and associated **structures**; and
  - (vi) The elements listed in (T) above;
- (AA) despite (Z)(ii) above, balconies are not permitted to project into a **building setback** for Base Buildings on the portion of Blocks 2A, 4, 5, 5A and 7 that abut a Street Related Active Uses frontage, as shown on Diagram 12 of By-law 1214-2019(LPAT),
- (BB) despite Clause 40.10.40.80:



- (i) 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 minimum 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) 5.5 metres if there are no windows and/or doors to **dwelling units** in one or more those main walls;
    - (b) 11.0 metres if each **main wall** has a window or a door to a **dwelling unit**; and
    - (c) light standards, eaves, roof overhangs, rainwater leaders, gutters, scuppers balconies, may encroach into a required separation distance;
  - (ii) If two or more **buildings** are located on the same Block and a line projected outward at a right angle from the **main walls** of one **building** intercepts the **main wall** of the other **building**, the required minimum above-ground separation distance between the **main walls** of the respective **buildings** is:
    - (a) 5.5 metres if there are no windows and/or doors to **dwelling units** in one or more those **main walls**;
    - (b) 11.0 metres if each **main wall** has a window and/or a door to a **dwelling unit**; and
    - (c) light standards, eaves, roof overhangs, rainwater leaders, gutters, scuppers balconies, may encroach into a required separation distance;
- (CC) despite (BB) above, 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;
- (DD) despite (BB) above, the required minimum separation distance between the **main wall** of a **building** or portion of a **building** containing residential uses and the **main wall** of any other **building** or portion of a **building**, excluding permitted projections in (Z) above, is 25.0 metres for the portion of a **building**:
- (i) With a height greater than 35.0 metres on Block 5A, as shown on Diagram 5 of By-law 1214-2019(LPAT); and
  - (ii) With a height greater than 22.0 metres on Blocks 4, 5 and 7, as shown on Diagram 5 of By-law 1214-2019(LPAT);
- (EE) despite (BB) above, the required minimum separation distance between the **main wall** of a **building** or portion of a **building** containing residential uses, and the **main wall** of any other **building** or portion of a **building** which has windows, is 15.0 metres for the portion of a **building**:
- (i) With a height greater than 22.0 metres on Block 2A, as shown on Diagram 5 of By-law 1214-2019(LPAT), excluding permitted projections in Regulation (Z) above;
- (FF) the maximum permitted tower floor plate is:
- (i) 750 square metres for the portion of the **building** above the permitted maximum height of the Base Building shown on Diagrams 6 and 7 of By-law 1214-2019(LPAT), and located on Blocks 2A, 4, 5 and 7, as shown on Diagram 5 of By-law 1214-2019(LPAT); and
  - (ii) 800 square metres for the portion of the **building** above a height of 35.0 metres and located on Block 5A, as shown on Diagram 5 of By-law 1214-2019(LPAT);
- (GG) 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;
- (HH) subject to the permitted encroachments:
- (i) 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; and
  - (iii) Despite (ii) above, on Block 5A that portion of the **main wall** of the **building** facing Public Street 'A', as shown on Diagram 6 of By-law 1214-2019(LPAT), above the 4th **storey**, must be set back at least 5.0 metres from the **main wall** of that portion of the **building** at or below the 4th **storey** that is closest to the same **street**;
- (II) despite (Z)(ii) above:
- (i) Balconies on Block 5A, as shown on Diagram 6 of By-law 1214-2019(LPAT), are not permitted to project into a required **building** set back; and
  - (ii) Balconies are not permitted to encroach into the required **building setback** applicable to that portion of Block 4 shown on Diagram 7 of By-law 1214-2019(LPAT), with a permitted maximum **building** height of 108.0 metres in the location identified with the label "Projecting Balconies Not Permitted";
- (JJ) despite regulation 40.10.40.1(2) for any non-residential use in the CR zone, excluding a **place of worship**, the floor level of the first **storey** must:
- (i) Be within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
  - (ii) Have a pedestrian access, other than service entrances, which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally; and
  - (iii) (i) and (ii) above do not apply to a **transportation use** if that the **building** is accessible to persons with disabilities;
- (KK) despite regulation 40.10.40.50(1), a **building** containing 20 or more **dwelling units** on a Block shown on Diagram 5 of By-law 1214-2019(LPAT), must provide amenity space as follows:
- (i) On Blocks 2A, 4, 5 and 7, at a minimum rate of 3.5 square metres for each **dwelling unit**, of which at least 1.5 square metres for each **dwelling unit** is indoor amenity space;
  - (ii) On Block 5A, at a minimum rate of 4.0 square metres for each **dwelling unit**, of which at least 2.0 square metres for each **dwelling unit** is indoor amenity space;
  - (iii) a minimum of 40 square metres on each Block is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
  - (iv) no more than 25 percent of the outdoor component of the amenity space may be a **green roof**;
- (LL) for the purposes of this Exception, 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;
- (MM) despite Chapter 200, **parking spaces** must be provided in accordance with Section 12 of By-law 1214-2019(LPAT);
- (NN) **parking spaces** for car-sharing must be provided on the Blocks shown on Diagram 5 of By-law 1214-2019(LPAT), as follows:
- (i) 2 on Block 5;
  - (ii) 2 on Block 5A; and
  - (iii) 4 on one of or on a combination of Blocks 4 and 7;
- (OO) for each car-sharing **parking space** provided in excess of the required minimum in (NN) 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:  $4 \times$  (the total number of **dwelling units** on a Block divided by 60), rounded down to the nearest whole number;



- (PP) despite Clause 40.5.80.1, **parking spaces** required for residential visitors and non-residential uses may be provided on a non-exclusive basis and may be provided in a **public parking** facility;
- (QQ) despite Clause 40.5.80.10 and any provision of Section 12 of By-law 1214-2019(LPAT); to the contrary:
- (i) **Parking spaces** required for Blocks 4 and 7 may be provided on any or all of Blocks 1A, 1B, 4 and 7, as shown on Diagram 5 of By-law 1214-2019(LPAT); and
  - (ii) **Parking spaces** required for Blocks 2A, 5 and 5A may be provided on any or all of Blocks 2A, 2B, 5 and 5A, as shown on Diagram 5 of By-law 1214-2019(LPAT);
- (RR) a **parking garage** must be located entirely below-ground, excluding **driveway** access ramps and stairs;
- (SS) despite regulation 40.10.80.10(1) a surface **parking space** may not be located within a required **building setback** shown on Diagrams 6 and 7 of By-law 1214-2019(LPAT);
- (TT) in addition to Clause 40.10.100.10, for Blocks 2A, 4, 5, 5A and 7, as shown on Diagrams 6 and 7 of By-law 1214-2019(LPAT) **vehicle** access to a Block may also be provided as follows:
- (i) Access to Block 2A may be from Block 2B;
  - (ii) Access to Blocks 5, 5A and 7 may be from the Future Private Street shown on Diagram 7 of By-law 1214-2019(LPAT); and
  - (iii) More than one access to a **street** is permitted from Blocks 4 and 5;
- (UU) despite Chapter 230, **bicycle parking spaces** must be provided in accordance with Section 14 of By-law 1214-2019(LPAT);
- (VV) despite Chapter 220, **loading spaces** must be provided in accordance with Section 13 of By-law 1214-2019(LPAT), with the exception that:
- (i) For Blocks 4 and 7, as shown on Diagram 5 of By-law 1214-2019(LPAT):
    - (a) the calculation of required **loading spaces** is based on the combined number of **dwelling units** and the combined total amount of non-residential **gross floor area** on Blocks 4 and 7;
    - (b) required **loading spaces** may be shared between the uses on Blocks 4 and 7; and
    - (c) required **loading spaces** may be located on any or all of Blocks 1A, 1B, 4 and 7;
  - (ii) For Block 5A, as shown on Diagram 5 of By-law 1214-2019(LPAT):
    - (a) 1 Type 'G' **loading space**; and
  - (iii) For Blocks 2A, 2B and 5, as shown on Diagram 5 of By-law 1214-2019(LPAT):
    - (a) the calculation of required **loading spaces** is based on the combined number of **dwelling units** and the combined total amount of non-residential **gross floor area** on each Block; and
    - (b) required **loading spaces** may be located on any or all of Blocks 2A, 2B and 5;
- (WW) regulation 40.10.90.40 (1) and (2) with respect to access to **loading spaces** does not apply;
- (XX) despite Clause 40.10.150 with respect to the location of waste and **recyclable materials**:
- (i) All waste and recyclable material must be stored in a wholly enclosed **building**; and
  - (ii) If the waste and **recyclable material** is stored in an **ancillary building**, the **ancillary building**:
    - (a) may not be located in a **side yard** that abuts a **street** or in a **front yard**; and
    - (b) must be located at least 1.0 metres from all other **side lot lines** and **rear lot lines**;
- (YY) regulation 40.10.30.20(1) with respect minimum **lot frontage** does not apply;
- (ZZ) regulations 40.10.40.1(1), (3) and (5) do not apply;
- (AAA) regulation 40.10.40.10(5) with respect to the minimum height of the first **storey** does not apply to portions of a **building** containing residential uses; and
- (BBB) 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;



(CCC) 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

(DDD) 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) ]

(163) Exception CR 163

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29277.

(164) Exception CR 164

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 30281 and 30267.

(165) Exception CR 165

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(166) Exception CR 166

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(167) Exception CR 167

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(168) Exception CR 168



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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(169) Exception CR 169

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(170) Exception CR 170

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(171) Exception CR 171

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(172) Exception CR 172

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(173) Exception CR 173

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(174) Exception CR 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) If the requirements of Clause 9 and Schedule A of By-law 555-2019(LPAT) are complied with then none of the Clauses and Regulations apply to prevent the erection of a **building** or **structure** may be erected and use it if it is in compliance with (B) to (Q) below;
- (B) Despite regulations 40.5.40.10(1) and 40.5.40.10(2), the height of the **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 172.82 metres;
- (C) Despite regulations 40.10.40.10(2) and 40.10.40.10(7), no part of a **building** may exceed the maximum **building** height in metres, indicated by the number following the letters HT on Diagram 7 of By-law 555-2019(LPAT);
- (D) Despite Clause (C) above and Clause 40.5.40.10, the following elements of a **building** may exceed the maximum permitted **building** height as follows:
  - (i) Window washing equipment, stairs, stair towers, stair enclosures, architectural features, elements of a roof assembly, lightning rods, mechanical equipment and rooms, vents, elevator overruns, and exhaust flues to a maximum of 5.0 metres;
  - (ii) Railings, parapets, balconies, cornices, lighting fixtures, ornamental elements, trellises, planters, partitions dividing outdoor recreation of amenity areas, guard rails, wheelchair ramps, fences, and screens to a maximum of 3.0 metres;
- (E) Despite regulations 5.10.40.70(1) and 40.10.40.70(2), the above-grade portion of a **building** or **structure** must be set back from a **lot line** the distance shown on Diagram 7 of By-law 555-2019(LPAT);
- (F) Despite Clause (E) above, Clause 40.10.40.60 and regulation 40.5.40.70(1), the following elements of a **building** above or below-grade, may extend into a required **building setback** a maximum of 1.5 metres;
  - (i) Balconies, canopies, cornices, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, planters, guardrails, balustrades, railings, stairs, stair enclosures, wheelchair ramps, vents, underground garage ramps, fences, screens and landscape features;
- (G) Despite Clause (E) and Clause (F) above, the north main wall at the second, third and fourth floors must be setback an additional 1.5 metres, at a width of 3 metres, in three different areas;
- (H) Despite Clause (E) and Clause (F) above, the north main wall at the fifth to fourteenth floors must be setback an additional 1.5 metres, at a width of 1.5 metres, in three different areas;
- (I) Despite regulations 10.50.1.10(3) and 40.10.40.40(1), the total maximum permitted **gross floor area** is 23,100 square metres, of which:
  - (i) the maximum permitted residential **gross floor area** must not exceed 22,100 square metres; and
  - (ii) the maximum permitted non-residential **gross floor area** must not exceed 1000 square metres;
- (J) Despite regulation 220.5.10.1(2), a minimum of one Type "G" **loading space** must be provided and maintained on the **lot**;
- (K) Despite regulations 40.10.100.10(1)(A) and 40.10.100.10(1)(C), two **vehicle** accesses are permitted, one of which must be from the right-of-way municipally known in the year 2018 as Bathurst Street, and one of which must be from a **lane**;
- (L) Despite Clause 200.5.10.1, the minimum number of required **parking spaces** is:
  - (i) 0.5 **parking spaces** for each **dwelling unit**; and
  - (ii) no **parking spaces** are required for residential visitors and non-residential uses in the **building**;
- (M) Despite Clause (L) above and regulation 40.10.20.100(8), an additional 27 **parking spaces** must be provided and may be made available to the general public within a **public parking** garage;
- (N) Despite regulation 200.5.1.10(2), a maximum of 20 **parking spaces** may have the following minimum dimensions, with or without obstructions:
  - (i) length of 5.6 metres;
  - (ii) width of 2.6 metres;
  - (iii) vertical clearance of 1.8 metres;



- (O) Despite regulation 200.15.1(4), an accessible **parking space** must be located within 9 metres to a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (P) Despite regulations 230.5.10.1(1), (2) and (5) **bicycle parking spaces** must be provided on the **lot** as follows, and may be located outdoors or indoors, including within a secured room or enclosure:
- (i) a minimum of 230 "long-term" **bicycle parking spaces**;
  - (ii) a minimum of 32 "short-term" **bicycle parking spaces**; and
  - (iii) **bicycle parking spaces** may be provided as a rack or hook on a wall associated with a parking space on any parking level, so long as such rack/hook does not encroach into a **parking space**;
- (Q) Despite regulations 230.5.1.10(4)(A)(ii), 230.5.1.10(4)(B)(ii), 230.5.1.10(6) and 230.5.1.10(9):
- (i) a **bicycle parking space** may have a minimum width of 0.5 metres;
  - (ii) a **bicycle parking space** placed in a vertical position may have a minimum width of 0.5 metres;
  - (iii) the minimum **bicycle parking space** dimensions do not apply if **bicycle parking spaces** are in a bicycle rack, or are **stacked bicycle spaces** located in a secured room or area, or in bicycle lockers or on a rack/hook on a wall associated with a **parking space** on any parking level, so long as such rack/hook does not encroach into a **parking space**; and
  - (iv) **bicycle parking spaces** must be located indoors, including within a secured room or enclosure.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 555-2019(LPAT) ]

(175) Exception CR 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) If the requirements of Clause 5 and Schedule A of By-law 1302-2019(LPAT) are complied with, clauses 40.10.40.10 and 40.10.40.40 do not apply to prevent the erection or use of an 85- **storey mixed use building** permitted in compliance with the clauses below;
- (B) The **lot** consists of those lands shown as Block 1 on Diagram 1 attached to By-law 1302-2019(LPAT);
- (C) Despite regulation 40.5.40.10(1), height is measured from the Canadian Geodetic Datum elevation of 95.42 metres and the elevation of the highest point of the **building**;
- (D) Regulation 600.10.10 with respect to Building Setbacks does not apply;
- (E) Despite regulation 40.10.40.10(1), the height for any portion of a **building** or **structure** must not exceed the maximum height permitted by the letter "HT" as shown on Diagram 3 of By-law 1302-2019(LPAT);
- (F) Despite (E) above, 40.5.40.10(4), (5), (6) & (7), and provided these projecting elements are no higher than 299 metres above the Canadian Geodetic Datum elevation of 95.42 metres, the following elements of a **building** may project above the permitted maximum **building** heights shown on Diagram 3 of By-law 1302-2019(LPAT):
- (i) window washing equipment, lightning rods and wind mitigation features;
  - (ii) **structures** and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 metres;
  - (iii) safety railings, guard rails, railings, parapets, terraces, patios, planters, balustrades, bollards, stairs, **ancillary** structures, retaining walls, wheelchair ramps and ornamental or architectural features may project above the height limits by no more than 1.5 metres;
  - (iv) elements on the roof of the **building** or structure used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres;
  - (v) mechanical elements, garbage chutes, vents, screens, emergency generators and lighting fixtures may project above the height limits by no more than 2.5 metres;
  - (vi) landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures and fences may project above the height limits by no more than 2.75 metres;



- (vii) cabanas and trellises may project above the height limits by no more than 3.6 metres; and,
- (viii) cooling towers may project above the height limits by no more than 6.0 metres;
- (G) Despite 40.10.40.70(1) and 40.10.40.80(1), a **building** must be set back from the **lot lines** at least the distance shown on Diagram 3 of By-law 1302-2019(LPAT) with the exception of the following:
  - (i) bay windows, lighting fixtures, cornices, architectural cladding or design features, sills, eaves, awnings and art installations may encroach into a **building setback** by a maximum of 0.6 metres;
  - (ii) balconies may encroach into a **building setback** by a maximum of 2.0 metres:
    - (a) within the areas illustrated as 'Balcony Projection Zone' on Diagram 3; and,
    - (b) from the north face of the **building** provided these balconies are no closer than 11.3 metres to the Yonge Street **lot line** and 9.9 metres to the O'Keefe Lane **lot line**;
  - (iii) canopies may encroach into a **building setback** by a maximum of 2.0 metres; and,
  - (iv) wind mitigation features;
- (H) Despite 40.10.40.40(1):
  - (i) the maximum total residential and non-residential **gross floor area** is 94,500 square metres;
  - (ii) the maximum residential **gross floor area** is 75,871 square metres;
  - (iii) the maximum non-residential **gross floor area** is 18,629 square metres, of which a minimum of 6,682 square metres of **gross floor area** is provided for the following institutional uses or any combination thereof: medical office, **public school, community centre, day nursery, post-secondary school, performing arts studio, retail service, club, private school, religious education use, hospital**; and,
  - (iv) Section 40.10.20.100 of By-law 569-2013 shall not apply to the institutional uses listed in (H)(iii);
- (I) A maximum of 1,106 **dwelling units** are permitted on the **lot**;
- (J) At least 10 percent of the **dwelling units** must have a floor area of at least 106 square metres, as measured to:
  - (i) the exterior side of a **main wall**;
  - (ii) the centerline of an interior wall where the **dwelling unit** shares a wall with another **dwelling unit**; and
  - (iii) the exterior side of an interior wall where the **dwelling unit** does not share a wall with another **dwelling unit**;
- (K) Despite 200.5.10.1(1), **parking spaces** must be provided as follows:
  - (i) a minimum of 0.17 **parking spaces** per **dwelling unit** for the tenants in the **mixed use building**;
  - (ii) no parking **spaces** are required for the visitors of residents to **dwelling units** in the **mixed use building**;
  - (iii) a minimum of 48 **parking spaces** are required for the non-residential uses in the **mixed use building** and:
    - (a) these **parking spaces** may also be used by visitors of residents of the **dwelling units** in the **mixed use building**; and
    - (b) these **parking spaces** may be **public parking**;
  - (iv) a minimum of 6 **parking spaces** for car-share and should there be a period of time where there is no car-share service provided, the car-share **parking spaces** shall still be counted toward meeting the by-law requirements.
- (L) Despite regulation 40.10.40.50(1):
  - (i) a minimum of 381 square metres of outdoor **amenity space** and a minimum of 2,212 square metres of indoor **amenity space** is required for the **dwelling units**; and
  - (ii) no more than 25 percent of the outdoor **amenity space** component may be a **green roof**;



- (M) Despite 40.10.40.50(2), a minimum of 175 square metres of outdoor **amenity space** must be provided on the **lot** for the non-residential use;
- (N) Despite regulation 40.10.40.1(1), residential use portions of the **building** may also be located on the same level or below non-residential use portions;
- (O) Despite regulation 200.5.1.10(2) of By-law 569-2013, a maximum of 32 **parking spaces** may have minimum widths of 2.6 metres when obstructed on one side;
- (P) Despite 200.15 and By-law 579-2017, accessible **parking spaces** must be provided as follows:
  - (i) of the required **parking spaces** in (K) above, a minimum of 8 must be accessible **parking spaces** and must be provided in the underground **parking garage**;
  - (ii) accessible **parking spaces** 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;
  - (iii) the entire length of an accessible **parking space** must be adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path; and
  - (iv) despite 200.15.1.5 and 200.15.1(4), accessible **parking spaces** may be located anywhere in the underground **parking garage**.
- (Q) Despite regulation 230.5.1.10(7), at least 2 shower and change facilities are required for each gender;
- (R) Despite regulation 230.5.1.10(9), long term and short term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be located anywhere above or below ground in the **building**;
- (S) Despite regulation 230.5.1.10(10), long term and short term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be provided in any combination of vertical, horizontal or stacked positions;
- (T) Despite regulations 230.5.10.1(1), (2) and (5):
  - (i) at least 0.9 **bicycle parking spaces** per **dwelling unit** must be allocated as long-term **bicycle parking spaces** for the **dwelling units**;
  - (ii) at least 0.1 **bicycle parking spaces** per **dwelling unit** must be allocated as short-term **bicycle parking spaces** for the **dwelling units**;
  - (iii) at least 83 **bicycle parking spaces** must be allocated as long-term **bicycle parking spaces** for the non-residential uses; and
  - (iv) at least 61 **bicycle parking spaces** must be allocated as short-term **bicycle parking spaces** for the non-residential uses.
- (U) Despite regulation 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located in a secured room or an unsecured room ;
- (V) Despite the requirements of 220.5.10.1, at least one (1) Type "G" **loading space**, two (2) Type "B" **loading spaces** and two (2) Type "C" **loading spaces** must be provided on the **lot**;
- (W) Despite regulation 40.10.100.10(1)(c), more than one **vehicle** access is permitted;
- (X) In addition to the **building** elements listed in regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the areas in a **building** used for:
  - (i) hallways, elevator vestibules and **public parking** below ground; and
  - (ii) mechanical rooms on any level of the **building**.
- (Y) For the purpose of this exception, levels of a **building** used for a mechanical penthouse or a mezzanine are not **storeys**;
- (Z) Despite 40.10.40.10(5), the minimum height of the first storey may be less than 4.5 metres;
- (AA) Despite 40.10.20.100(21), an **outdoor patio** is not limited in size or area;
- (BB) Despite 40.10.20.100(33) and 150.100, there is no maximum **interior floor area** for an **eating establishment**;
- (CC) Despite any severance, partition or division of the lands, the provision of this By-law apply to the whole of the lands as if no severance, partition or division occurred;



- (DD) Prevailing Sections 12(1)397, 12(1)431, 12(2)132, 12(2)258, 12(2)260, 12(2)316, and 12(2)380 of By-law 438-86 of the former City of Toronto, as amended and Prevailing By-law 194-97 do not apply;
- (EE) Despite 800.50(585), **post-secondary school** means **premises** used for educational purposes by a degree granting college or university under Province of Ontario legislation and any use that is naturally and normally incidental or subordinate and devoted to the principal use of the institution which may be on or off the **lot**;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1)335 of former City of Toronto By-law 438-86;
- (C) Section 12(1)397 of former City of Toronto By-law 438-86;
- (D) Section 12(1)431 of former City of Toronto By-law 438-86;
- (E) Section 12(2)132 of former City of Toronto By-law 438-86;
- (F) Section 12(2)256 of former City of Toronto By-law 438-86;
- (G) Section 12(2)258 of former City of Toronto By-law 438-86;
- (H) Section 12(2)259 of former City of Toronto By-law 438-86;
- (I) Section 12(2)260 of former City of Toronto By-law 438-86;
- (J) Section 12(2)316 of former City of Toronto By-law 438-86;
- (K) Section 12(2)380 of former City of Toronto By-law 438-86; and
- (L) City of Toronto By-law 97-0194. [ By-law: 1302-2019(LPAT) ]

(176) Exception CR 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) If the requirements of Section 10 and Schedule A of By-law 676-2019(LPAT) are complied with, Regulations 40.10.40.10(2) and 40.10.40.40(1), do not apply to prevent the erection or use of a **mixed-use building** permitted in (B) to (AA) below;
- (B) Despite Regulation 40.10.40.40(1)(A), the total **gross floor area** of all **buildings** and **structures** on the lands must not exceed 25,625 square metres;
- (C) Despite Regulation 40.10.40.40(1)(C), the total **gross floor area** for residential uses must not exceed 24,400 square metres;
- (D) Despite Regulation 40.10.40.40(1)(B), the maximum **gross floor area** for non-residential uses must not exceed 1,225 square metres and the minimum, subject to the following:
  - (i) a minimum of 1,000 square metres of **gross floor area** for non-residential uses be provided along the Eastern Avenue frontage between Booth Avenue and Logan Avenue;
- (E) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 78.33 metres to the highest point of the **building** or **structure**;
- (F) Despite Regulations 40.10.40.10(2) and 40.10.40.70(2)(G), a **building** or **structure** must not exceed the maximum height in metres specified by the numbers following the "HT" symbol as shown on Diagram 7 of By-law 676-2019(LPAT);
- (G) Despite (F) above, the following elements of a **building** may exceed the maximum permitted height shown on Diagram 7 of By-law 676-2019(LPAT), to a maximum of:
  - (i) 5.0 metres for a mechanical penthouse and mechanical screen;
  - (ii) 5.5 metres, for a **structure** on the roof of the **building** used for outside or open air recreation, a rooftop amenity room, roof top access hatches or stairs, stair enclosures, mechanical equipment and any associated enclosures or **structures**, elevator overruns, chimneys, stacks, heating and cooling equipment, ventilation equipment, air shafts, maintenance and safety equipment, wind and privacy screens, pergolas, ornamental elements, balcony and terrace guards and dividers, railings, window washing equipment on the roof of the **building**, antennae, satellite dishes, elements of a **green roof**; and
  - (iii) the projections are permitted in Regulations 40.5.40.10(3)-(7) unless such projections are included in (i) or (ii) above, in which case (i) and (ii) governs; and



- (H) Despite Regulation 40.10.40.10(5), the height of the first **storey** must be at least 3.30 metres;
- (I) Despite Regulation 40.10.40.1(2)(A), the floor level of the first **storey** must be within 0.60 metres of the Canadian Geodetic Datum Elevation of 78.33 metres;
- (J) Despite Regulation 40.10.40.1(2)(B), the floor level of the first **storey** must have a pedestrian access, and if not level with the public sidewalk closest to the entrance, the first floor may be also accessed by an elevator, wheelchair lift or platform lift;
- (K) Despite Regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** are shown on Diagram 7 of By-law 676-2019(LPAT);
- (L) Despite (K) above, the following elements of a **building** may encroach into a required **building setback** a maximum of:
  - (i) 5.0 metres, for eaves, cornices, window sills, lighting fixtures, awnings, canopies, architectural features, ornamental elements, parapets, terraces, canopies, trellises, guardrails, balustrades, bollards, railings, bollards, wheel chair ramps, stairs, stair enclosures, vents, shafts, chimneys, mechanical fans, satellite dishes, antennae, retaining walls, curbs, underground garage ramps and their associated **structures**, stairs, stairs landings, stair enclosures or covers, fences, privacy screens, mechanical and architectural screens, bicycle parking;
  - (ii) 1.80 metres for balconies and balcony roofs;
  - (iii) the encroachments in Clause 40.10.40.60 are permitted unless such encroachments are included in (i) or (ii) above, in which case (i) and (ii) governs;
- (M) Regulation 40.10.40.1(1), with respect to the location of residential use portions in a **mixed-use building**, does not apply;
- (N) Despite regulation 40.10.40.1(6), a pedestrian access to the **building** may be within 7.5 metres of a **lot** in a Residential Zone category;
- (O) Regulation 40.10.50.10(3), with respect to **soft landscaping** requirements along a **lot line** that abuts a **lot** in the Residential Zone category, does not apply;
- (P) Despite Regulations 200.5.1(2) and 200.5.10.1(1), **parking spaces** must be provided and maintained on the lands in accordance with the following minimum requirements:
  - (i) 0.70 **parking spaces** for each **dwelling unit** for residents of the **mixed-use building**;
  - (ii) 0.15 **parking spaces** for each **dwelling unit** for residential visitors to the **mixed-use building**;
  - (iii) 1.00 **parking space** for each 100 square metres of non-residential **gross floor area** for non-residential visitors to the **mixed-use building**; and
  - (iv) Five (5) dedicated **parking spaces** for car share purposes;
- (Q) Despite Regulations 200.5.1.10(10) and 200.10.1(1) and (2), the **parking spaces** for residential visitors to a **dwelling unit** and the non-residential **gross floor area** required by (P)(ii) and (iii) above, may be shared on a non-exclusive basis;
- (R) Despite Regulation 200.5.1(3)(A), the minimum width of a one-way **drive aisle** providing vehicular access to a **parking space** is 4.65 metres;
- (S) Despite Regulations 200.5.1.10(2)(A) and 200.5.1.10(2)(B), a maximum of 10 required **parking spaces** that are obstructed on one or both sides may have a minimum width of 2.6 metres;
- (T) Despite Regulations 200.15.1(1) and 200.15.10(1)(C), a minimum of 8 accessible **parking spaces** must be provided and maintained on the lands in accordance with the following dimensional requirements:
  - (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres; and
  - (iii) a minimum vertical clearance of 2.1 metres;
- (U) Despite Regulation 200.15.1(3), a maximum of 2 of the accessible **parking spaces** required by (T) above, are not required to provide a 1.5 metre wide accessible barrier free aisle or path down the entire length of the accessible **parking space**;
- (V) Regulations 200.15.1(4) and 200.15.1.5(1), with respect to the location of accessible **parking spaces**, does not apply;
- (W) Despite Regulations 230.5.10.1(1), (2), (3) and (5), **bicycle parking spaces** must be provided and maintained on the lands in accordance with the following minimum requirements:



- (i) 0.9 long-term **bicycle parking spaces** for each **dwelling unit**;
- (ii) 0.1 short-term **bicycle parking spaces** for each **dwelling unit** must be provided for residential visitors;
- (iii) 3.0 short-term **bicycle parking spaces**, plus 0.30 short-term **bicycle parking spaces** for each 100 square metres of non-residential **gross floor area** must be provided;
- (iv) 0.2 long-term **bicycle parking spaces** for each 100 square metres of non-residential **gross floor area** must be provided;
- (X) Regulation 230.40.1.20(2), with respect to the location of short-term **bicycle parking spaces**, does not apply;
- (Y) Despite Regulation 220.5.10.1(1), only one Type "G" **loading space** is required and must be provided and maintained on the lands;
- (Z) Despite regulation 40.10.90.10(1), a **loading space** may be located in a **rear yard** that abuts a **lot** in a Residential Zone category;
- (AA) Despite any future severance, partition or division of the **lot** as shown in Diagram 1, the provisions of this By-law apply to the whole of the **lot** as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)270 of former City of Toronto By-law 438-86. [ By-law: 676-2019(LPAT) ]

(177) Exception CR 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) Despite regulation 40.5.40.10(1), for the purpose of this exception, height is measured as the distance between the Canadian Geodetic Datum elevation of 87.34 metres and the elevation of the highest point of the **building**;
- (B) Despite regulations 40.10.40.10.(2), 40.10.40.10.(5) and clause 40.5.40.10:
  - (i) The minimum height of the first **storey** of the **building** is 4.27 metres; and
  - (ii) No part of the **building** can exceed the heights illustrated by the numbers following the letters "HT" shown on Diagram 3 of By-law 678-2019(LPAT);
- (C) Despite regulation 40.10.40.40(1):
  - (i) the maximum total permitted floor space index for all uses on the **lot** is 4.01 times the area of the **lot**, or a maximum **gross floor area** of 6450 square metres;
  - (ii) the maximum permitted floor space index for all residential uses on the **lot** is 3.60 times the area of the **lot**, or a maximum **gross floor area** of 5800 square metres; and
  - (iii) the maximum permitted floor space index for all non-residential uses on the **lot** is 0.40 times the area of the **lot** or a maximum **gross floor area** of 650 square metres;
- (D) Despite regulation 40.10.40.50(1):
  - (i) A minimum of 123 square metres of outdoor **amenity space** is required for the **building**; and
  - (ii) A minimum of 62 square metres of indoor **amenity space** is required for the **building**;
- (E) Despite clause 40.10.40.60, and regulations 40.10.40.70(2) and 40.10.40.80(2) all above ground portions of a **building** or **structure** must be set back from a **lot line** or **main wall** the distance shown on Diagram 3 of By-law 678-2019(LPAT);
- (F) Despite (E) above:
  - (i) Awnings, cornices, lighting fixtures, window washing equipment, ornamental elements, lightning rods, trellises, parapets, eaves, window sills, guardrails, railings, stairs, stair enclosures, wheel chair ramps, air intakes and vents, landscape and green roof elements, partitions dividing outdoor recreation area, wind mitigation elements, and architectural façade details may encroach up to a maximum of 0.30 metres into the required **building setbacks** shown on Diagram 3 of By-law 678-2019(LPAT);



- (ii) Balconies, guard rails and balcony dividers located above a height of 5.0 metres, may encroach up to 1.75 metres into the required **building setbacks** outlined on Diagram 3 of By-law 678-2019(LPAT);
  - (iii) Canopies located above a height of 3.5 metres, may encroach up to 1.5 metres into the required **building setbacks** outlined on Diagram 3 of By-law 678-2019(LPAT); and
  - (iv) Privacy screens may encroach up to 2.5 metres into the required **building setbacks** on Diagram 3 of By-law 678-2019(LPAT) and may project up to 1.8 metres above the height limits on Diagram 3;
- (G) Despite regulations 200.5.10.1.(1), 200.5.1.10.(2), 200.5.1.10.(5), 200.5.1.10.(6), 200.5.1.10.(12), 200.5.1.10.(13), 200.15.1(4), 200.15.10(1):
- (i) 33 **parking spaces** are required for the **dwelling units** on the **lot**;
  - (ii) No visitor **parking spaces** are required for the **dwelling units** on the **lot**;
  - (iii) 3 **parking spaces** are required for the non-residential uses on the **lot**;
  - (iv) **Parking spaces** for non-residential uses must have a minimum width of 2.6 metres when obstructed on one or both sides;
  - (v) 1 accessible **parking space** is required;
  - (vi) The accessible **parking space** is not required to be located closest to a principal pedestrian access to the **building**;
  - (vii) A required **parking space** may be provided as a **tandem parking space**;
  - (viii) A **tandem parking space** and **stacked parking space** is not required to have direct and unobstructed **driveway** access to a **street** or **lane**;
  - (ix) A **stacked parking space** must have a minimum width of 2.4 metres, a minimum length of 5.0 metres and a minimum vertical clearance of 1.75 metres;
  - (x) The **vehicle** entrance and exit is may be set back a minimum of 0.0 metres from the **lot line** abutting the **street**; and
  - (xi) The **vehicle** entrance and exit must be a minimum of 4.88 metres in width;
- (H) Despite regulations 230.5.1.10(4), 230.5.1.10(5), and clause 230.5.10.1:
- (i) 52 long term **bicycle parking spaces** are required;
  - (ii) A **stacked bicycle parking space** must have a minimum width of 0.35 metres, a minimum length of 1.7 meters, and 1.2 metres vertical clearance; and
  - (iii) No short term **bicycle parking spaces** are required;
- (I) Despite regulation 220.5.20.1(3) the **vehicle** entrance for a **loading space** must be a minimum of 4.88 metres in width.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 678-2019(LPAT) ]

(178) Exception CR 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) On lands municipally known in the year 2018 as 1800-1818 St. Clair Avenue West, shown as Part 1 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 (EE) below.
- (B) The lot comprises the lands outlined by heavy lines and identified as Part 1 on Diagram 1, attached to By-law 964-2019.
- (C) Despite Regulation 40.10.20.20(1), the following additional uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100 as referred to below:
  - (i) Non-residential uses:
    - (a) **Eating establishment** (1, 33); and



(b) **Take-out Eating Establishment (1).**

- (D) Despite Clause 40.10.20.40(1) **mixed-use buildings** are permitted **building types** for **dwelling units**.
- (E) Despite any regulation to the contrary, a portion of a **building** on Part 1 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 2 as shown on Diagram 1 of By-law 964-2019.
- (F) Despite Regulation 40.10.40.40(1), the total **gross floor area** on the **lot** must not exceed 11,750 square metres, of which, a maximum of 750 square metres of **gross floor area** may be used for non-residential uses.
- (G) Despite all of Clause 40.10.40.70 the required minimum **building setbacks** and the required minimum separation distances between **main walls of buildings or structures** above ground level are shown on Diagram 7 of By-law 964-2019.
- (H) Despite Regulations 5.10.40.70 (1) and (2), Clauses 40.5.40.60, 40.10.40.60, and Regulation (G) 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) 2.0 metres for architectural features, cornices, piers, eaves, roof overhangs, mouldings, sills, scuppers, rain water leaders, window washing equipment, lighting fixtures, canopies, trellises, privacy screens, awnings and/or other similar shade devices and their associated structural elements, and structures for wind mitigation;
  - (ii) 1.5 metres for balconies with the exception that balconies projecting from the **main walls** of the **building** facing St. Clair Avenue West and the easterly and westerly **lot lines** shown Diagram 1 of By-law 964-2019 must only be located at the 8th **storey** and above;
  - (iii) Covered bicycle storage enclosures, covered walkways, vents, outdoor **amenity space** elements, ramps, garage ramps and associated structures, garbage chute and associated enclosures, utility meters and associated enclosures, stairs and stair enclosures, decks, terraces and terrace elements, Canada Post box, guardrails and railings;
  - (iv) **structures**, elements and enclosures permitted by Regulation (L) below.
- (I) Despite Clause 40.10.40.80, if a **building** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum aboveground separation distance between those **main walls**, excluding architectural recesses in a **main wall** and **main walls** around inset balconies and entrances, is:
- (i) 5.5 metres if one **main wall** has windows and/or doors opening into a **dwelling unit**; and
  - (ii) 11.0 metres if each **main wall** has windows and/or doors opening into a **dwelling unit**.
- (J) Despite Clause 40.10.40.10, the permitted maximum **building** height in metres, measured from the average elevation of the ground along the **front lot line** to the highest point of a **building or structure** is the numerical value in metres following the HT symbol on Diagram 7 of By-law 964-2019.
- (K) For the purpose of this Exception, the phrase "average elevation of the ground along the **front lot line**" and the term "**established grade**" is the Canadian Geodetic Datum elevation of 124.25 metres.
- (L) Despite Clause 40.5.40.10 and Regulation (J) above the following elements of a **building** may extend beyond the permitted maximum **building** height limits shown on Diagram 7 of By-law 964-2019 as follows:
- (i) 0.9 metres for skylights and roof access hatch;
  - (ii) 1.5 metres for elements of a **green roof**, railings and guard rails, architectural features and design elements;
  - (iii) 1.5 metres for parapets, with the exception that parapets on that portion of a **building** subject to an angular plane as required by Regulation (M) below are permitted to a maximum of 3.8 metres;
  - (iv) 1.8 metres for terrace dividers, privacy screens and window washing equipment;
  - (v) 3.4 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 and outdoor **amenity space** elements including outdoor kitchens;
- (vi) 5.0 metres for mechanical penthouse including an associated green roof, elevator overruns and mechanical rooms and associated enclosures, stairs and stair enclosures;
  - (vii) 6.5 metres for mechanical equipment, vents, stacks, flues and chimneys; and
  - (viii) **structures**, elements and enclosures permitted by Regulation (H) above.
- (M) Despite any provision of this Exception to the contrary, all parts of a **building** or **structure** subject to the **angular plane** as shown on Diagram 7 attached to By-law 964-2019 must be below a 12 degree **angular plane** projected from the easterly property line at an elevation of 34.6 metres above **established grade**, including all projections set out in Regulation (L) above, with the exception of vents, stacks, flues and chimneys, as permitted by Regulation (L)(vii) above.
- (N) The permitted **maximum number of storeys** in a **building** is the numerical value on Diagram 7 of By-law 964-2019, following the ST symbol.
- (O) Despite Clause 40.10.40.50, **amenity space** is required for **dwelling units** and must be provided in accordance with the following:
- (i) A minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit** must be provided;
  - (ii) A minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit** must be provided;
  - (iii) No more than 25 percent of the outdoor component may be a **green roof**;
  - (iv) 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;
  - (v) Indoor and 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.
- (P) Despite Chapter 200, **parking spaces** including accessible **parking spaces** must be provided in accordance with Section 10 of By-law 964-2019.
- (Q) Despite Clause 40.5.80.1, a **parking space** required by this By-law for a use in the Commercial Residential Zone category must be available for the use for which it is required
- (R) Despite Clause 40.5.80.10, the location of required **parking spaces** must be in accordance with Section 10 of By-law 964-2019.
- (S) Despite Chapter 220, **loading spaces** must be provided in accordance with Section 11 of By-law 964-2019.
- (T) Regulation 40.10.90.10(1)(C) with respect to the location of a **loading space** does not apply.
- (U) Despite Chapter 230, **bicycle parking spaces** must be provided in accordance with Section 12 of By-law 964-2019.
- (V) Despite any existing or future severance, partition or division of the lands shown as Part 1 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.
- (W) Despite Regulations 40.10.50.10(2), 150.100.30.1(1) and Section (C)(i)(a) of this Exception, a fence is not required along the **lot** line between Part 1 and Part 2 as shown on Diagram 1 of By-law 964-2019.
- (X) Regulation 40.10.50.10(3) does not apply.
- (Y) Despite Regulation 40.10.40.1(1), **dwelling units** must be located above the first **storey** of a **building**.
- (Z) Despite Regulation 40.10.40.1(2) for any non-residential use in the CR zone, excluding a **place of worship**, the floor level of the first **storey** must:
- (i) be within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance; and
  - (ii) have a pedestrian access, other than service entrances, which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally.
- (AA) Regulation 40.10.40.1 (6) as it relates to pedestrian access for a **lot** does not apply.



- (BB) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres.
- (CC) Despite Clause 40.10.90.40, in the CR zone:
- (i) **Vehicle** access to a **loading space** may be from a **lane** and/or a **street**; and
  - (ii) **Vehicle** access to the **loading space** may be over Part 2 on Diagram 1 of By-law 964-2019; and
  - (iii) A **loading space** located in a **building** may not have its **vehicle** access through a **main wall** that faces a **street**.
- (DD) Regulations 40.10.100.10 (1) and (2) with respect to **vehicle** access restrictions and access to parking areas, do not apply.
- (EE) Despite Regulation 40.10.150.1, all waste and **recyclable material** must be stored in a wholly enclosed **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 964-2019 ]

(179) Exception CR 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) On 871 to 899 College Street, if the requirements in Section 6 and Schedule A of By-law 1194-2019 are complied with, then regulations 40.10.40.10(2), 40.10.40.70(2), and 40.10.40.40(1) shall not apply to prevent the erection or use of a **building** or **structure permitted** in compliance with the clauses below;
- (B) Despite regulations 40.5.40.10(1) and for the purpose of this exception, the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 105.73 metres to the elevation of the highest point of the **building**;
- (C) Despite regulation 40.10.40.10(2), 40.10.40.70(2)(B)-(C), 40.10.40.70(2)(E) and 40.10.40.70(2)(G) the height for any portion of a **building** or **structure** must not exceed the maximum height permitted by the letter "HT" as shown on Diagram 3 of By-law 1194-2019;
- (D) Despite (C) above and 40.5.40.10(3)-(7), the following may exceed the height indicated by the numbers following the letter "HT" as shown on Diagram 3 of By law 1194-2019:
  - (i) **structures** and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 metres;
  - (ii) window washing equipment, safety anchors, lightning rods, elevator overrun, safety railings, guard rails, railings, parapets, terraces, patios, planters, balustrades, bollards, ladders, stairs, accessory **structures**, retaining walls, wheelchair ramps, ornamental or architectural features may project above the height limits by no more than 1.5 metres;
  - (iii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres;
  - (iv) mechanical elements, garbage chutes, vents, screens, emergency generators, mechanical and electrical elements that service the building, lighting fixtures may project above the height limits by no more than 2.5 metres;
  - (v) landscape features, privacy screens, wind mitigation features, terrace dividers, covered stairs or stair enclosures, and fences may project above the height limits by no more than 2.75 metres;
  - (vi) satellite dishes, flagpoles, antennae, acoustical barriers, cabanas and trellises may project above the height limits by no more than 3.6 metres;
  - (vii) cooling tower may project above the height limits by no more than 5.0 metres; and
  - (viii) Within the 'Mechanical Zone' as shown on Diagram 3, mechanical and electrical elements that service the building, emergency generators, heating vents, cooling vents, other venting, fences, acoustical barriers, covered stairs, and mechanical penthouse may project above the height limits by no more than 3.45 metres;



- (E) Despite regulation 40.5.40.70, 40.10.40.70(2)(B)-(C), 40.10.40.70(2)(E), 40.10.40.70(2)(G) the minimum **building setbacks** for each level of the **building** are shown on Diagram 3 of By-law 1194-2019:
- (F) Despite clause 40.10.40.60 and (E) above, the following elements of a **building** are permitted to encroach into the required **building setbacks** as follows:
- (i) **building** cornices, ornamental elements, wind mitigation features, window sills, eaves, lighting fixtures, vents and parapets may encroach a maximum distance of 0.5 metres;
  - (ii) balconies may encroach a maximum distance of 1.5 metres; and
  - (iii) canopies, awnings, trellises, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, underground garage ramps, landscape and **green roof** elements, and public art features may encroach a maximum distance of 2.2 metres;
- (G) Despite (E) above, a minimum of 3 notches must be provided within the 'Building Articulation Zone' as shown on Diagram 3 and each notch:
- (i) must be at least 1 metre wide and 0.4 metres deep; and
  - (ii) must be no closer than 8 metres to one of the other notches;
- (H) The maximum number of permitted **dwelling units** is 112;
- (I) Despite regulation 40.10.40.40(1), the **gross floor area** must not exceed 12,250 square metres, of which:
- (i) a maximum of 10,750 square metres may be used for residential uses; and
  - (ii) a maximum of 1,750 square metres may be used for non-residential uses and must be comprised of at least 3 non-residential units;
- (J) Despite 40.10.40.10(5), the minimum height of the first storey must be at least 2.75 metres;
- (K) Despite regulation 40.10.40.50(1), **amenity space** must be provided and maintained as follows:
- (i) a minimum of 224 square metres of indoor **amenity space**;
  - (ii) a minimum of 224 square metres of outdoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (L) Despite **200.5.10.1(1)** and 900.11.10(2), the minimum number of required **parking spaces** is 61, of which:
- (i) a minimum of 48 parking spaces must be provided for occupants of the residential **dwelling units**;
  - (ii) a minimum of 13 parking spaces must be provided and shared between visitors of the residential **dwelling units** and the non-residential use; and
  - (iii) a maximum of 2 of the required visitor/non-residential **parking spaces** may be **car share parking spaces**;
- (M) Despite Section 200.15 and By-law 579-2017, accessible **parking spaces** must be provided as follows:
- (i) of the required **parking spaces** in (L) above, a minimum of 2 must be accessible **parking spaces** and must be provided in the underground **parking garage**;
  - (ii) accessible **parking spaces** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.9 metres; and
    - (c) vertical clearance of 2.1 metres; and
  - (iii) accessible **parking spaces** may be located anywhere in the underground **parking garage**;
- (N) Despite regulation 200.5.1.10(2)(A), a maximum of 6 **parking spaces** may have minimum dimensions of 5.6 metres by 2.6 metres with a height of 2.0 metres, when obstructed on one of two sides;
- (O) Despite regulation 40.10.100.10(1)(c), 2 **vehicle** accesses are permitted;
- (P) Despite section 220.5.10.1(1), 1 type G **loading space** is required;
- (Q) Despite regulation 40.10.100.10.(1)(a), **vehicle** access can be from the **lane** and the **street**;



- (R) Despite regulation 230.5.1.10(10), long term and short term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be provided in any combination of vertical, horizontal or stacked positions;
- (S) Despite regulations 230.5.10.1(1), (2) and (5):
- (i) at least 0.9 **bicycle parking spaces** per **dwelling unit** must be allocated as long-term **bicycle parking spaces** for the **dwelling units**;
  - (ii) at least 0.1 **bicycle parking spaces** per **dwelling unit** must be allocated as short-term **bicycle parking spaces** for the **dwelling units**;
  - (iii) at least 22 **bicycle parking spaces** must be allocated as long-term **bicycle parking spaces** for the non-residential uses; and
  - (iv) No short-term **bicycle parking spaces** are required for the non-residential uses;
- (T) Despite 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the lot;
- (U) Regulation 40.5.40.10(5) with respect to limits on Functional Operation of a Building does not apply;
- (V) Despite regulation 40.5.40.10(6), **structures** providing safety or wind protection to rooftop **amenity space** can be closer than 2 metres from an interior face of a **main wall**;
- (W) Despite regulation 40.10.40.1(1), residential use portions of the **building** may also be located on the same level as non-residential use portions;
- (X) Despite 40.5.40.40(3)(E) of By-law 569-2013, the residential **gross floor area** of a **mixed use building** is also reduced by the areas in a building used for **amenity space** that exceed the by-law requirement; and
- (Y) Prevailing Sections 12(2)68 and 12(2)270 of By-law 438-86 of the former City of Toronto, as amended does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 68 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1194-2019 ]

(180) Exception CR 180

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

Site Specific Provisions:

- (A) On 89, 97 and 99 Church Street, if the requirements of Section 5 and Schedule A of By-law 1622-2019(LPAT) are complied with, a **mixed use building** may be constructed in compliance with (B) to (V) below;
- (B) The **lot** comprises those lands outlined by heavy lines on Diagram 1 of By-law 1622-2019 (LPAT);
- (C) Despite regulation 40.10.40.40(1), the total **gross floor area** of the **building** must not exceed a maximum of 29,550 square metres of which:
  - (i) no more than 29,250 square metres may be residential uses (**dwelling units**); and
  - (ii) no more than 300 square metres may be for non-residential uses;
- (D) Despite regulation 40.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 85.45 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite clause 40.10.40.10(1) and regulation 40.5.40.10(4), the height of the **building** or **structure**, including a mechanical penthouse, must not exceed the height in metres specified by the numbers following HT as shown on Diagram 3 of By-law 1622-2019(LPAT);
- (F) Despite Regulation 40.5.40.10(4) and (E) above:
  - (i) lightning rods may project above the height limits shown as 149.5 metres on Diagram 3 of By-law 1622-2019(LPAT);
  - (ii) elements of outdoor amenity space, landscape features, elements of a **green roof**, roofing materials including elements of exterior flooring and parapets may project above the height limits shown on Diagram 3 by no more than 2.0 metres;



- (iii) guardrails and safety railings may project above the height limits shown on Diagram 3 by no more than 2.1 metres;
  - (iv) bollards, fences, mechanical screening, terrace lighting, privacy screens, acoustical screens and wind mitigation screens may project above the height limits shown on Diagram 3 by no more than 3.0 metres;
  - (v) vents, stacks, mechanical elements, heating/cooling towers, stair enclosures, lighting fixtures, elevator overrun and window washing equipment may project above the height limits shown on Diagram 3 by no more than 5.0 metres; and
  - (vi) despite F (ii), (iii), (iv) and (v) above, in the area with a height limit of 140.5 metres on Diagram 3, the only projections permitted within a distance of 12.5 metres from the east **lot line** abutting 70 Lombard Street are:
    - (a) Guardrails or safety railings that are generally transparent or translucent, elements of a **green roof**, roofing materials including elements of exterior flooring, and parapets provided they project no more than 1.1 metres above the height limit of 140.5 metres on Diagram 3;
- (G) Despite clause 40.5.40.70 and regulation 40.10.40.70(1), the required minimum **building setbacks** must be provided as shown on Diagram 3 of B By-law 1622-2019(LPAT);
- (H) Despite (G) above and clause 40.10.40.60 building elements are permitted to encroach into the required building setbacks as follows:
- (i) on the south façade, balconies are permitted to project no more than 1.5 metres into the **building setbacks**, below a Canadian Geodetic Datum elevation of 167.9 metres;
  - (ii) on the east façade, balconies are not permitted to project into the **building setbacks**;
  - (iii) on the west façade, balconies are permitted to project no more than 1.5 metres into the **building setbacks**, above a Canadian Geodetic Datum elevation of 119.9 metres;
  - (iv) despite 5(H)(i) and (ii), on the south and east façades, Juliette balconies may project no more than 0.3 metres into the **building setbacks**;
  - (v) architectural design features, cladding, wind mitigation features, canopies, awnings, building cornices, window washing equipment, lighting fixtures, ornamental elements, lightning rods, parapets, trellises, eaves, window sills, guardrails, railings, stairs, stair enclosures, air intakes and vents, ventilating equipment, landscape and **green roof** elements, partitions, dividers, outdoor recreation or amenity areas, privacy screens, acoustical walls, wind mitigation elements, chimney stack, exhaust flues, and projecting exterior walls that do not enclose space may project no more than 1.5 metres into the **building setbacks**; and
  - (vi) for clarity, no balconies are permitted to project into the required **building setbacks** on the north façade;
- (I) Regulation 600.10.10 with respect to Building Setbacks does not apply;
- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.19 parking spaces per **dwelling unit**;
  - (ii) a minimum of 7 **parking spaces** for visitors of the **dwelling units**; and
  - (iii) no **parking spaces** are required for non-residential uses;
- (K) Despite Section 200.15, of the **parking spaces** required by (J) above, a minimum of 4 **parking spaces** must be provided as accessible **parking spaces**, which must meet the following requirements:
- (i) the minimum required dimensions for an accessible **parking space** are 5.6 metres in length, 3.9 metres in width and 2.1 metres of vertical clearance; and
  - (ii) the minimum required width of 3.9 metres may be reduced to 3.4 metres provided that an accessible barrier-free aisle or path measuring 1.5 metres in width is provided along a side of the **parking space** for its entire length;
- (L) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:



- (i) despite regulations 230.5.10.1(1), (2) and (5), a minimum of 1.0 **bicycle parking spaces** per **dwelling unit**, in accordance with the following ratio:
    - (a) 0.90 long-term **bicycle parking spaces** per **dwelling unit** and
    - (b) 0.10 short-term **bicycle parking spaces** per **dwelling unit**;
  - (ii) despite regulations 230.5.10.1(1), (2) and (5), no **bicycle parking spaces** are required for any non-residential use on the **lot**;
  - (iii) despite 230.5.1.10(2), the number of required **bicycle parking spaces** must be rounded down when the calculation results in a fraction;
  - (iv) despite regulation 230.5.1.10(4), where **stacked bicycle parking spaces** are provided in groups of 8, each group of 8 must have a minimum length of 1.8 metres, a minimum width of 1.8 metres and a minimum vertical clearance of 2.5 metres;
  - (v) despite regulation 230.5.1.10(4), **stacked bicycle parking spaces** not provided in groups of 8, and **bicycle parking spaces** parked in a horizontal position must have a minimum length of 1.8 metres, a minimum width of 0.45 metres and a minimum vertical clearance of 1.2 metres;
  - (vi) despite regulation 230.5.1.10(4), **bicycle parking spaces** parked in a vertical position must have a minimum length or vertical clearance of 1.9 metres, a minimum width of 0.45 metres and a minimum horizontal clearance from the wall of 1.2 metres;
  - (vii) despite regulation 230.5.1.10(9), required "long-term" **bicycle parking space** for a **dwelling unit** in a **mixed-use building** may be located on any level of the **building** above or below ground;
  - (viii) despite regulation 230.5.1.10(10), "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**; and
  - (ix) despite regulation 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located in a secured room or an unsecured room;
- (M) Despite regulation 40.10.40.50, **amenity space** must be provided and maintained for the **dwelling units** on the **lot** at a minimum rate of 4.0 square metres per **dwelling unit**, of which:
- (i) a minimum of 0.88 square metres of outdoor **amenity space** must be provided per **dwelling unit**;
  - (ii) a minimum of 3.11 square metres of indoor **amenity space** must be provided per **dwelling unit**, located in a multi-purpose room or rooms, at least one of which contains a kitchen and a washroom; and
  - (iii) no more than 25 percent of the outdoor **amenity space** may be a **green roof**;
- (N) Despite regulation 220.5.10.1(2), a minimum of one Type "G" **loading space** must be provided;
- (O) In addition to the **building** elements listed in regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the areas in a **building**:
- (i) below-ground used for hallways and elevator vestibules; and
  - (ii) mechanical rooms on any level of the **building**;
- (P) Despite 40.10.40.10(5), the minimum height of the first storey must be at least 2.75 metres;
- (Q) Despite regulation 40.5.40.10(6), **structures** providing safety or wind protection to rooftop **amenity space** can be closer than 2 metres from an interior face of a **main wall**;
- (R) Regulation 40.5.40.10(5) with respect to Limits on Elements for Functional Operation of a Building does not apply;
- (S) Despite regulation 40.5.40.60(1), a canopy, awning or similar **structure** may be located more than 5.0 metres above the elevation of the ground directly below it;
- (T) Despite regulation 40.10.40.1(1), residential use portions of the **building** may also be located on the same level as non-residential use portions;
- (U) Despite regulation 40.10.90.40(3), access to a **loading space** may be provided through **main wall** facing a street; and
- (V) Despite any severance, partition or division of the lands, the provision of this By-law 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: 1622-2019(LPAT) ]

(181) Exception CR 181

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 342, 344 and 346 Davenport Road, if the requirements of Section 5 and Schedule A of By-law 1220-2019(LPAT) are complied with, a **building** or **structure** may be erected or constructed in compliance with (B) to (U) below;
- (B) The total **gross floor area** of all **buildings** or **structures** must not exceed 6,500 square metres;
- (C) Despite 40.10.20.100(17), the total **gross floor area** for all non-residential uses is a maximum of 800 square metres;
- (D) Despite 40.5.40.10(1), height is measured as the distance between the Canadian Geodetic Datum elevation of 120.34 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite 40.10.40.10 (2) the maximum height of a **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 in 1220-2019(LPAT);
- (F) Despite 600.10.10 (1) (A) Tall Building Overlay, the required tower setbacks are not required;
- (G) Despite (E) above and despite 40.5.40.10 (4) to (7), the following elements of a **building** may exceed the maximum **building** height indicated by the numbers following the HT shown on Diagram 3 of By-law 1220-2019(LPAT) to:
  - (i) a maximum of 2.75 metres for terrace or balcony guards and dividers, guards, guardrails, fences, retaining walls, landscape elements, elevated pool deck, and **structures** located on the roof used for outside or open air recreation purposes;
  - (ii) a maximum of 1.7 metres for planters, ornamental elements, fixed outdoor furniture, elevated pool;
  - (iii) a maximum of 4.6 metres for elevator over run, cooling tower, stairs, stair enclosures, screens, architectural elements, heating, cooling or ventilating equipment, wall or **structure** enclosing elements, and partitions; and
  - (iv) a maximum of 5.7 metres for cornices, parapets, roof drainage, thermal insulation and roof ballast, balustrades, window washing equipment, **green roof** elements, vents, flues, pipes, access roof hatch and safety railings, and **structures** located on the roof used for safety or wind protection purposes;
- (H) Despite (E) and (G) above and despite 40.5.40.10 (4) and (5), the mechanical penthouse:
  - (i) may project up to a maximum of 4.5 metres above a height of 32.0 metres if the elements of the mechanical penthouse that are more than 3.5 metres in height, above the permitted height of 32.0 metres, are set back a minimum of 1.0 metre from the edge of the main mechanical penthouse footprint below;
  - (ii) may project up to a maximum of 3.5 metres above a height of 32.0 metres for those areas not in compliance with (i) above; and
  - (iii) may have elements listed in (G)(iv) which project above the permitted height of 32.0 metres and the mechanical penthouse areas;
- (I) Despite regulations 40.5.40.70(1)(A) and 40.10.40.70(2) the minimum **building setbacks** above ground are as shown on Diagram 3 of By-law 1220-2019 (LPAT);
- (J) Despite clause 40.10.40.60 and (I) above, the following elements of a **building** may encroach into a required **building setback** a maximum of:
  - (i) 0.5 metres for cornices, light fixtures, ornamental elements, building cladding, parapets, art and landscape features, **landscaping** elements, flutes, piers, pillars, pergolas, trellises, window sills, stair enclosures, stairs, site servicing features, retaining walls, wheel chair ramps and vehicular parking ramps; and
  - (ii) 3.1 metres for columns, balcony exoskeleton **structures** and cladding, guardrails, terraces, balconies, terrace or balcony platforms, terrace or balcony guards, dividers and railings, screens, awnings and canopies, and balconies;
- (K) Despite 40.10.40.1(1), residential/shared service areas are permitted on the ground floor;



- (L) Despite 40.10.40.1(2)(A), for any non-residential use, the floor level of the first **storey** may be within 0.3 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (M) Despite 40.10.40.50, no indoor or outdoor **amenity space** is required;
- (N) Despite 200.5.10.1(1), **parking spaces** must be provided and maintained in accordance with the following:
  - (i) 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) 0.8 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) 1.0 **parking spaces** for each three bedroom **dwelling unit**;
  - (v) No **parking spaces** are required for residential visitors; and
  - (vi) No **parking spaces** are required for non-residential uses ;
- (O) Despite 200.5.10.10, a maximum of 10 **parking spaces** that are obstructed on only one side do not need to provide an increased width of 0.3 metres on the side that is obstructed;
- (P) Despite 200.15.1(4) the accessible **parking spaces**:
  - (i) may not be the closest **parking spaces** to the entrance of the **building**; and
  - (ii) must be located a maximum of 26.0 metres from the passenger elevator that provides access to the first storey of the building;
- (Q) Despite 220.5.1.10 (8)(D) and 220.5.10.1, a minimum of one **loading space** must be provided and maintained on the lands and must have a minimum length of 13.0 metres, a minimum width of 4.0 metres, and a vertical clearance of 5.4 metres;
- (R) Despite 230.40.1.20 (2) the short-term **bicycle parking spaces** must be located a maximum of 53.0 metres from a pedestrian entrance to the **building** (measured as straight line distance and not as walking path distance);
- (S) Despite 230.5.1.10(4), (5) and (9), **bicycle parking spaces** must be provided and maintained in accordance with the following:
  - (i) for residential uses, a minimum of 1.0 **bicycle parking** for each **dwelling unit**, space must be provided and maintained, comprised of:
    - (a) 0.87 **bicycle parking spaces** for each **dwelling unit** for residents; and
    - (b) 0.12 **bicycle parking spaces** for each **dwelling unit** for visitors; and
  - (ii) for non-residential uses, no **bicycle parking spaces** are required;
- (T) Despite 230.5.1.10(4), (5) and (9):
  - (i) a **bicycle parking space** for residents may be provided in the form of a **stacked bicycle parking space** with a minimum vertical clearance of at least 1.0 metre, a minimum width of at least 0.3 metres, and a minimum length of 1.6 metres; and
  - (ii) a **bicycle parking space** for visitors may have a minimum vertical clearance of at least 1.9 metres, a minimum width of at least 0.6 metres, and a minimum length of at least 1.8 metres; and
- (U) Despite any existing or future severances, partition, or division of the lands, the provisions of this By-law will apply to the whole of the lands as if no severance, partition, or division had occurred.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)132 of former City of Toronto By-law 438-86. [ By-law: 1220-2019(LPAT) ]

(182) Exception CR 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) On 203-205 College Street, if the requirements in Section 5 and Schedule A of By-law 1218-2019(LPAT) are complied with then a **building or structure**, including a **mixed-use building with public parking below grade**, may be constructed in compliance with regulations (B) to (S) below;



- (B) If the requirements of this exception are complied with, none of the provisions 40.10.40.1.(1), 40.10.50.10, 40.10.90.40(1), 40.10.20.100(17), 200.15.1.5(1), 230.5.1.10(7) and 600.10 and apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in subsections (C) to (S) below;
- (C) Despite Regulation 5.10.40.70(1), (2) and (4) and clause 40.10.40.70, the required minimum building setbacks are as shown on Diagram 3 of By-law 1218-2019(LPAT);
- (D) Despite (C) above and Clause 40.10.40.60, the following **building** elements and structures are permitted to encroach into the required **building setbacks** up to a maximum distance of 0.6 metres: architectural features, terraces, awnings, canopies, light fixtures, parapets, art and landscape features, patios, decks, pillars, trellises, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, fences, frames, screens, window washing equipment, and site servicing features;
- (E) Despite (C) and (D) above and regulation 40.10.40.60(3)(B), wheelchair ramps may extend into the required **building setbacks**;
- (F) Despite Clause 40.5.40.10 and Clause 40.10.40.10, no portion of the **building** may exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 1218-2019(LPAT);
- (G) For purposes of this exception, the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 102.5 metres in the year 2017;
- (H) Despite (F) above and Clause 40.5.40.10, the following **building** elements and **structures** are permitted to extend above the heights shown on Diagram 3 of By-law 1218-2019(LPAT):
- (i) access ladder, architectural frames, balustrades, chimney and flue stacks, communications equipment, cooling towers, doors, eaves, elements of a green roof, 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, up to a maximum height of 2.5 metres beyond the permitted **height**;
  - (ii) access stairs, safety or wind protection elements and structures for outside or open air recreation may be located up to a **height** of 26.0 metres above **grade**;
  - (iii) a generator and make-up air unit located on the roof outside of the portion of the roof labelled MPH on Diagram 3 may have a **height** greater than 94.5 metres, up to an additional 3.25 metres, if it is no closer than 3.0 metres from the inside edge of the **main wall** of the south tower edge, 5.0 metres from the inside edge of the **main wall** of the east tower edge and 5.0 metres from the inside edge of the **main wall** of the west tower edge, as identified on Diagram 3;
  - (iv) a screen and parapet that is beyond the portion of the roof labelled MPH on Diagram 3 may have a height greater than 94.5 metres, up to an additional 3.25 metres; and
  - (v) no **gross floor area** associated with residential uses may be located within a portion of a **building** or **structure** with a height that is equal to or greater than 94.5 metres above the Canadian Geodetic Datum elevation of 102.5 metres;
- (I) Despite clause 40.10.40.40, the total **gross floor area** of **buildings** or **structures** on the lands must not exceed 18,200 square metres, of which a minimum of 1,650 square metres must be reserved for office use or **education use**, and which does not include the **gross floor area** associated with **public parking**;
- (J) Regulation 40.10.40.1(2) must apply to a minimum of one pedestrian access to a unit containing any non-residential use on the first **storey** of the building, but is not required to apply to all pedestrian accesses;
- (K) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of:
- (i) 2.1 square meters for each **dwelling unit** for indoor **amenity space**; and
  - (ii) 1.6 square metres for each **dwelling unit** for outdoor **amenity space**;
- (L) Despite clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
- (i) a minimum of 0.17 **parking spaces** for each **dwelling unit** must be provided and maintained on the **lot** for the use of residents, of which 4 such spaces may be used as car-share **parking spaces**; and



- (ii) a minimum of 0.06 **parking spaces** for each **dwelling unit** must be provided and maintained on the **lot** for the shared use of residential visitors and for patrons to the non-residential uses and may be provided in an area used for **public parking**;
- (M) Despite clause 200.5.1.10, a maximum of 6 of the required **parking spaces** may have a minimum length of 5.3 metres;
- (N) 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;
- (O) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier-free aisle or path;
- (P) For each car-share **parking space** provided on the lands, the minimum number of required **parking spaces** for residential uses may be reduced by 4 **parking spaces**. For the purposes of By-law 1218-2019(LPAT), a "car-share vehicle" means a vehicle available for rent, including an option for hourly rental, for the use of at least the occupants of the building erected on the **lot**, and a "car-share parking space" means a **parking space** used exclusively for the parking of a car-share vehicle;
- (Q) Despite Chapter 220, minimum of one **loading space – Type C** and one **loading space – Type G** must be provided and maintained on the **lot**;
- (R) Despite Regulation 230.5.1.10(10), all **bicycle parking spaces** may be located in a **stacked bicycle parking space** with minimum dimensions of 0.45 metres in width, 1.8 metres in length and 1.2 metres in vertical clearance; and
- (S) A temporary sales presentation centre, which means an office, showroom or sales trailer used exclusively for the initial sale or leasing of **dwelling units** or non-residential units to be erected on the **lot**, is permitted on the **lot** for a period not to exceed three years commencing from the date of issuance of the Order approving By-law 1218-2019(LPAT) this by-law. and none of the other provisions of this By-law 1218-2019(LPAT) applies to such use.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1218-2019(LPAT) ]

(183) Exception CR 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 3686-3688 St. Clair Avenue East a **building, structure**, addition or enlargement may be erected in compliance with (B) to (P) below;
- (B) Despite regulation 40.5.40.10(1), the height of the building is measured as the vertical distance between the Canadian Geodetic Datum elevation of 164.4 metres and the highest point of the building;
- (C) Despite regulation 40.10.40.10(2), the permitted maximum height of the **building** is as shown on Diagram 6 of By-law 687-2019;
- (D) Despite regulations 40.5.40.10(4), (5), and (6), and (C) above, guard rails, trellises, pergolas, privacy screens, ornamental and architectural elements, landscaping and planters, mechanical and electrical equipment, and enclosed stairwells providing rooftop access to terraces may exceed the permitted maximum height by 3.0 metres;
- (E) Regulation 40.10.40.10(5) with respect to the minimum height of the first storey does not apply;
- (F) Regulation 40.10.40.1(1) with respect to the location of commercial uses in a **mixed use building**, does not apply;
- (G) Regulation 40.10.40.1(2) with respect to the location of entrances and first floor elevation for commercial uses, does not apply;
- (H) Regulation 40.10.40.1(6) with respect to location of entrance when abutting residential zones, does not apply;
- (I) Despite regulation 40.10.30.40, any part of a **building or structure** that is permitted to encroach into a required minimum **building setback**, is not included in the calculation of **lot coverage**;



- (J) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** of a **building** is 2,000 square metres including a maximum of 100 square metres for non-residential uses;
- (K) Despite Regulation 40.10.40.70(2), the minimum required **building setbacks** are as shown on Diagram 6 of By-law 687-2019;
- (L) Despite regulations 40.10.40.60(1),(3),(5),(9) and (K), above, the following elements are permitted to encroach into the required **building setbacks** as follows:
  - (i) porches, exterior steps or ramps, screen wall, railings, sill or other similar architectural feature may be located 0.0 metres from a side **lot line** that does not abut a **street**;
  - (ii) terraces, planters and privacy screens located at the second storey may encroach into the required **rear yard setback** a maximum of 4.0 metres;
  - (iii) the **main wall** of the mechanical/electrical room may be located 5.0 metres from the rear **lot line**;
- (M) Despite regulation 40.10.40.70(2), a 45 degree **angular plane** only applies along the north **lot line** and only encroachments permitted in (L) above may penetrate into the **angular plane**;
- (N) Despite regulation 40.10.50.10(3) a minimum 1.5 metre wide strip of **soft landscaping** must only be provided along the part of the north **lot line** not used for electrical, utility or mechanical equipment;
- (O) Regulation 40.10.80.20(2) with respect to the location of outdoor surface parking does not apply;
- (P) Despite regulation 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** for the **building** must be provided on the **lot** in accordance with the following:
  - (i) A minimum of 7 "long term" **bicycle parking spaces**;
  - (ii) A minimum of 3 "short term" **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 687-2019 ]

(184) Exception CR 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 545, 555, 561, 565, 583, 589, 591, 595, 599 and 601 Sherbourne Street, 306-334 Bleecker Street, 346-350 Bleecker Street, 354-368 Bleecker Street, 60-68 Earl Street, 280-294 Bleecker Street, 61 Earl Street and 3-7 Howard Street, if the requirements of Section 8 and Schedule A of By-law 1529-2019 are complied with, Regulations 40.10.40.10(2) and 40.10.40.40(1) do not apply to prevent the erection of **mixed-use buildings** and **apartment buildings** that comply with (B) to (P) below;
- (B) Despite Regulation 40.10.40.40(1), the maximum gross floor area of Buildings E and F as shown on Diagram 6 of By-law 1529-2019, must not exceed 36,000 square metres, of which a maximum of 35,200 square metres may be used for residential uses, and a maximum of 800 square metres may be used for non-residential uses;
- (C) Despite Regulation 800.50(300), in Area B as shown on Diagram 1 of By-law 1529-2019, excluding Building E as shown on Diagram 6 of By-law 1529-2019, gross floor area is defined by zoning by-law 438-86 and the maximum gross floor area is 114,950 square metres, of which a maximum of 109,720 square metres may be used for residential uses and a maximum of 5,250 square metres may be used for non-residential uses;
- (D) In Buildings E and F as shown on Diagram 6 of By-law 1529-2019, the number of **dwelling units** and types of **dwelling units** must comply with the following:
  - (i) The maximum total number of **dwelling units** is 545;
  - (ii) The minimum number of three-bedroom **dwelling units** is 43; and
  - (iii) The minimum number of two-bedroom **dwelling units** is 137;
- (E) Despite Regulations 5.10.40.70(1) and 40.10.40.70(2), the required minimum **building setbacks** are identified on Diagrams 6 and 7 of By-law 1529-2019;
- (F) Despite Clause 40.10.40.60 and (E) above, the following are permitted to encroach into the required **building setbacks** shown on Diagram 6 of By-law 1529-2019:



- (i) cornices, lighting fixtures, , ornamental elements, eaves, window sills, guardrails, balustrades, railings, wheel chair ramps, thermal insulation and roof ballast, and pipes , to a maximum of 0.3 metres;
  - (ii) window washing equipment and vents to a maximum of 3.0 metres;
  - (iii) canopies and awnings to a maximum of 3.5 metres; and
  - (iv) balconies to a maximum of 2.0 metres, provided they do not project beyond the **lot** line;
- (G) Despite Clause 40.10.40.60 and (E) above, the following are permitted to encroach into the required **building setbacks** shown on Diagram 7 of By-law 1529-2019;
  - (i) awnings, lighting fixtures, ornamental elements, trellises, window sills, balustrades, stairs, stair enclosures, wheelchair ramps, underground garage ramps, landscape and public art features may extend to a maximum of 1.0 metres; and
  - (ii) balconies to a maximum of 1.5 metres;
- (H) Despite Regulations 40.5.40.10(1), the height of a **building** or **structure** is measured as follows:
  - (i) For Buildings E and F as shown on Diagram 6 of By-law 1529-2019, as the distance between the Canadian Geodetic Datum elevation of 115.30 metres to the highest point of the **building** or **structure**;
  - (ii) in Area B as shown on Diagram 1 of By-law 1529-2019, excluding Building E as shown on Diagram 6 of By-law 1529-2019, as the distance between the Canadian Geodetic Datum elevation of 114.79 metres to the highest point of the **building** or **structure**;
- (I) Despite Regulation 40.10.40.10(2), the permitted maximum height of any **building** must not exceed the height in metres specified by the numbers following the symbol "HT" on Diagrams 6 and 7 of By-law 1529-2019;
- (J) Despite Clause 40.5.40.10 and (I) above, the following **building** elements and **structures** on Buildings E and F as shown on Diagram 6 of By-law 1529-2019 may project above the permitted maximum height shown on Diagram 6 of By-law 1529-2019:
  - (i) stairs and stair enclosures, elevator, heating, cooling or ventilating equipment, mechanical penthouse, wall or structure enclosing such elements to a maximum of 7.5 metres;
  - (ii) decks, planters, parapets, railings retaining walls, and roof access hatches to a maximum of 1.5 metres;
  - (iii) chimneys, fencing, landscape and public art features, lighting fixtures, ornamental elements, trellises, flues, pipes, stacks, structures located on the roof used for outside or open air recreation, terrace or balcony guard dividers, vents, wind protection and safety features to a maximum of 3.0 metres; and
  - (iv) waterproofing materials, pavers and green roof elements to a maximum of 0.4 metres;
- (K) Despite Regulations 40.10.40.10(2), 40.5.40.10, and (I) above, the following **building** elements and **structures** within Area B, as shown on Diagram 1 of By-law 1529-2019, excluding Building E as shown on Diagram 6 of By-law 1529-2019, may project above the permitted maximum height shown on Diagram 7 of By-law 1529-2019:
  - (i) the parapets, terrace guards and dividers, planters, railings, decorative screens, and window washing equipment to a maximum of 1.0 metres;
- (L) A minimum of 3,440 square metres of landscaped open space must be provided on the lands, which may include structures that provide access to an underground parking garage that are both below ground level and above ground level with a maximum height of 3.0 metres and may include structures for venting that are at and/or below ground level provided that the total area of all access structure and venting structures does not exceed 90 square metres.
- (M) Despite Regulation 40.10.40.50(1), **amenity space** must be provided for each building identified on Diagrams 6 and 7 of By-law 1529-2019, or on the lands, as follows:
  - (i) Building A – a minimum of 200 square metres of indoor **amenity space** for the **dwelling units**;
  - (ii) Building B – a minimum of 250 square metres of indoor **amenity space** for the **dwelling units**;
  - (iii) Building C – a minimum of 223 square metres of indoor **amenity space** for the **dwelling units**;
  - (iv) Building D – a minimum of 2.0 square metres of indoor **amenity space** per residential unit within Building D for the **dwelling units**;



- (v) Building E – a minimum of 1,060 square metres of indoor **amenity space** for the **dwelling units**;
  - (vi) Building E – a minimum of 630 square metres of outdoor **amenity space** for the **dwelling units**; and
  - (vii) A minimum of 3,280 square metres of outdoor **amenity space** must be provided on the lands , excluding the outdoor **amenity space** required for Building E as specified in (M)(vi) above.
- (N) Despite Regulations 200.5.1.10(2) and 200.5.10.1(1) and Articles 200.15.1 and 200.15.10, **parking spaces** must be provided and maintained on the lands as follows:
- (i) a minimum of 597 **parking spaces** must be provided for the residents of the **dwelling units**;
  - (ii) a minimum of 206 **parking spaces** must be provided on Level P1 for visitors to residents of the **dwelling units** and non-residential uses;
  - (iii) a maximum of 93 **parking spaces** may be used as **public parking**;
  - (iv) of the total number of **parking spaces** on the lands, a maximum of 243 **parking spaces** may be obstructed on one side; and
  - (v) a minimum of 7 accessible **parking spaces**, which must have a minimum width of 3.65 metres and do not require an adjacent barrier-free aisle or path;
- (O) Despite Clause 230.5.10, **bicycle parking spaces** must be provided and maintained for each building identified on Diagrams 6 and 7 of By-law 1529-2019, or on the lands follows:
- (i) Buildings A, B and C – a minimum of 194 long-term **bicycle parking spaces** for the residents of the **dwelling units**;
  - (ii) Building D – a minimum of 246 long-term **bicycle parking spaces** for the residents of the **dwelling units**;
  - (iii) Building E – a minimum of 475 long-term **bicycle parking spaces** for the residents of the **dwelling units**;
  - (iv) a minimum of 150 short-term **bicycle parking spaces** for visitors of the **dwelling units** and non-residential uses for all buildings on the lands, of which a minimum of 40 short-term **bicycle parking spaces** must be provided above ground and the remaining must be located below ground in a secured room on Level P1;
  - (v) **bicycle parking spaces** may be **stacked bicycle parking spaces**; and
  - (vi) a **stacked bicycle parking space** may overlap an adjacent **stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.2 metres per side;
- (P) Despite Clause 220.5.10.1(3), **loading spaces** must be provided on the lands in accordance with the following:
- (i) a minimum of one **loading space – type "A"**;
  - (ii) a minimum of four **loading spaces – type "B"**;
  - (iii) a minimum of one **loading space – type "C"** that must be located in Building E as shown on Diagram 6 of By-law 1529-2019; and
  - (iv) a minimum of two **loading space – type "G"**, one of which will have a minimum vertical clearance of 6.1 metres for 9.5 metres of its length; and
- (Q) Despite Regulation 40.10.100.10(1), two **vehicle** accesses are permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1529-2019 ]

(185) Exception CR 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) On 1245 Dupont Street, 1260 Dufferin Street and 213 Emerson Avenue, if the requirements in Section 6 and Schedule A of By-law 1166-2019 are complied with, a **building** or **structure** may be constructed in compliance with regulations (B) to (DDD) below;
- (B) Regulations 40.5.80.1(1), 40.5.80.10(1), 40.10.40.1(1), 40.10.40.80(2), 230.5.1.10(7), 230.5.1.10(8), and By-law 724-2004 do not apply;



- (C) A **retail store** may include food or beverage **manufacturing** provided the **interior floor area** of the **retail store**, including the food or beverage **manufacturing** area, does not exceed 930 square metres;
- (D) An **eating establishment** may include beverage **manufacturing** to a maximum total **interior floor area** of 85 percent of the total **interior floor area** of the **eating establishment** to a maximum of 5,000 square metres;
- (E) Despite regulations 40.10.20.100(1), (16) and (17), an **eating establishment, take-out eating establishment, entertainment place of assembly, place of assembly, recreation use, service shop, custom workshop, and retail service** may exceed 400 square metres;
- (F) Despite regulation 40.10.20.100(20)(C), the cumulative area of the outdoor sale or display of goods or commodities may not be more than 500 square metres;
- (G) Despite regulation 40.10.20.100(21)(B), an **outdoor patio** with a maximum **gross floor area** of 725 square metres is permitted on Block 1, as shown on Diagram 3 to By-law 1166-2019, and an **outdoor patio** with a maximum **gross floor area** of 530 square metres is permitted on Block 4, as shown on Diagram 3 to By-law 1166-2019;
- (H) Despite regulation 40.10.20.100(21), a maximum of 15 percent of the **gross floor area** of an **outdoor patio**, up to a maximum of 50 square metres, may be used as the area from which entertainment such as performances, music and dancing may be provided;
- (I) Despite regulation 150.100.30.1(2), an **eating establishment** with an **interior floor area** greater than 1,000 square metres is not required to be separated from a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (J) Despite regulations 150.96.30.1(3), (4) and (5), and 150.96.40.1(1) and (2), the setback, fencing and **vehicle** access requirements do not apply to a **vehicle washing establishment** located below ground;
- (K) Despite regulation 150.96.20.1(3), the **interior floor area** of a **retail store** and **personal service shop** is not limited to 20 square metres where such uses are located on the same **lot** as a **vehicle washing establishment**;
- (L) Despite regulation 150.96.40.1(2), the **vehicle** entrance and exit from a **building** containing a **vehicle washing establishment** may be 0 metres from any **lot line** abutting a **street**;
- (M) Despite regulations 40.10.20.40(1) and 40.10.40.40(1), the maximum total **gross floor area** of all **buildings** on the lands outlined in heavy lines and zoned CR 0.6 (c0.6; r0.6) SS2 (x185) as shown on Diagram 2 to By-law 1166-2019, excluding below ground **vehicle washing establishments**, will be 245,500 square metres:
  - (i) the total maximum **gross floor area** occupied by residential uses is 217,000 square metres;
  - (ii) the total maximum **gross floor area** occupied by residential uses on each of Blocks 1, 2, 3, 4 and 5 as shown on Diagram 3 to By-law 1166-2019 will comply with the following:
    - (a) a maximum **gross floor area** of 43,150 square metres occupied by residential uses on Block 1;
    - (b) a maximum **gross floor area** of 28,600 square metres occupied by residential uses on Block 2;
    - (c) a maximum **gross floor area** of 50,600 square metres occupied by residential uses on Block 3;
    - (d) a maximum **gross floor area** of 50,800 square metres occupied by residential uses on Block 4; and
    - (e) a maximum **gross floor area** of 43,850 square metres occupied by residential uses on Block 5;
  - (iii) minimum **gross floor area** occupied by non-residential uses on each of Blocks 1, 2, 3, 4 and 5 as shown on Diagram 3 to By-law 1166-2019 will comply with the following:
    - (a) a minimum **gross floor area** of 12,500 square metres occupied by non-residential uses on Block 1;
    - (b) a minimum **gross floor area** of 4,900 square metres occupied by non-residential uses on Block 2;



- (c) a minimum **gross floor area** of 2,500 square metres occupied by non-residential uses on Block 3;
  - (d) a minimum **gross floor area** of 4,300 square metres occupied by non-residential uses on Block 4; and
  - (e) a minimum **gross floor area** of 2,300 square metres occupied by non-residential uses on Block 5;
- (N) Despite section (M) above, increases up to 10 percent of the maximum **gross floor area** occupied by residential uses permitted on each Block in subsection (M)(ii) above are allowed, provided the maximum **gross floor area** occupied by residential uses in all **buildings** provided on Blocks 1, 2, 3, 4, and 5, as shown on Diagram 3 to By-law 1166-2019, does not exceed 217,000 square metres;
- (O) A total combined maximum of 2,896 **dwelling units** are permitted on Blocks 1, 2, 3, 4, and 5 as shown on Diagram 3 to By-law 1166-2019;
- (P) All **buildings** containing **dwelling units** must contain:
- (i) a minimum of 33 percent of **dwelling units** with two bedrooms; and
  - (ii) a minimum of 9 percent of **dwelling units** with three or more bedrooms;
- (Q) Despite section (P) above, when buildings containing dwelling units have been erected on four of the five Blocks, exclusive of Block 6, as shown on Diagram 3 to By-law 1166-2019, then the **dwelling unit** mix for the remaining Block must ensure the following:
- (i) a minimum of 37 percent of the total number of **dwelling units** on Blocks 1, 2, 3, 4, and 5 are two bedroom **dwelling units**;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** on Blocks 1, 2, 3, 4, and 5 are three or more bedroom **dwelling units**; and
  - (iii) for the purposes of this section, " **buildings** have been erected" after the issuance of any Above Grade Building Permits that allow a **building** containing **dwelling units**;
- (R) No **building** may be erected or used on a **lot** subject to street-related "Priority Uses" as shown on Diagram 6 to By-law 1166-2019 unless a minimum of 20 percent of the length of the exterior **main wall** along the "Priority Uses" frontage indicated by heavy black lines on Diagram 6 to By-law 1166-2019, at the first **storey** above ground is occupied by non-residential uses that have a maximum **interior floor area** of 400 square metres or less per retail unit;
- (S) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 120.95 metres to the highest point of a building or structure, except for those **building** elements and **structures** permitted to project above the heights shown on Diagrams 4 and 5 to By-law 1166-2019 in section (U) below;
- (T) Despite regulation 40.10.40.10(2), the height of a **building** or **structure** may not exceed the height limits of the numbers following the symbol HT on Diagrams 4 and 5 to By-law 1166-2019;
- (U) Despite section (T) above, a **building** or **structure** erected within an Angular Plane Zone on Diagram 4 or 5 to By-law 1166-2019 will be consistent with the following:
- (i) a **building** or **structure** erected within Angular Plane Zone 1 on Diagram 5 to By-law 1166-2019, may not penetrate an angle of 75 degrees projected over Angular Plane Zone 1, originating at the eastern edge of Angular Plane Zone 1, starting at a height of 26.0 metres measured from the Canadian Geodetic Datum elevation of 120.95 metres, as indicated on Diagrams 4 and 5 to By-law 1166-2019. See Diagram 9 to By-law 1166-2019 for how an **angular plane** angle is measured;
  - (ii) a **building** or **structure** erected within Angular Plane Zone 2 on Diagrams 4 and 5 to By-law 1166-2019, may not penetrate an angle of 75 degrees projected over Angular Plane Zone 2, originating at the southern edge of Angular Plane Zone 2, starting at a height of 28.5 metres measured from the Canadian Geodetic Datum elevation of 120.95 metres, as indicated on Diagrams 4 and 5 to By-law 1166-2019. See Diagram 9 to By-law 1166-2019 for how an **angular plane** angle is measured; and
  - (iii) a **building** or **structure** erected within Angular Plane Zone 3 on Diagrams 4 and 5 to By-law 1166-2019, may not penetrate an angle of 80 degrees projected over Angular Plane Zone 3, originating at the northern edge of Angular Plane Zone 3, starting at a height of 26.0 metres measured from the Canadian Geodetic Datum elevation of 120.95 metres, as indicated on



Diagrams 4 and 5 to By-law 1166-2019. See Diagram 9 to By-law 1166-2019 for how an angular plane angle is measured;

- (V) Despite section (T) above, a **building** or **structure** erected within a Slope Zone on Diagram 4 or 5 to By-law 1166-2019 will be consistent with the following:
- (i) a **building** or **structure** erected within the Slope Zone 1 on Diagram 5 to By-law 1166-2019, must be contained within the slope between the height of 55.5 metres and 73.5 metres, as indicated on Diagram 5 to By-law 1166-2019;
  - (ii) a **building** or **structure** erected within the Slope Zone 2 on Diagram 5 to By-law 1166-2019, must be contained within the slope between the height of 41.4 metres and 73.5 metres, as indicated on Diagram 5 to By-law 1166-2019;
  - (iii) a **building** or **structure** erected within the Slope Zone 3 on Diagram 5 to By-law 1166-2019, must be contained within the slope between the height of 30.0 metres and 37.5 metres, as indicated on Diagram 5 to By-law 1166-2019; and
  - (iv) a **building** or **structure** erected within the Slope Zone 4 on Diagram 5 to By-law 1166-2019, must be contained within the slope between the height of 29.5 metres and 41.5 metres, as indicated on Diagram 5 to By-law 1166-2019;
- (W) Despite regulations 40.5.40.10(3), (4), (5), (6), and (7), and 5.10.60.1(2), (3) and (4), and sections (T), (U) and (V) above, the following **building** elements and **structures** are permitted to project above the heights shown on Diagrams 4 and 5 to By-law 1166-2019:
- (i) guard rails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, railings, planters, cornices, and seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, wheelchair ramps and ramps to underground, safety and wind protection/mitigation features, solar panels and equipment may project a maximum of 3.0 metres above the height shown on Diagrams 4 and 5 to By-law 1166-2019;
  - (ii) ornamental elements, landscape elements, **structures** used for outside or open air recreation including pools and associated equipment, light monitors, light fixtures, pergolas, architectural features, trellises, awnings and canopies, excepting the canopy located within the canopy zone on Diagram 5, may project a maximum of 4.0 metres above the height shown on Diagrams 4 and 5 to By-law 1166-2019;
  - (iii) public art features, mechanical equipment, exoskeleton **structures**, stairs, stair towers and enclosures, enclosures of mechanical equipment, unenclosed heating equipment, may project a maximum of 6.0 metres above the height shown on Diagrams 4 and 5 to By-law 1166-2019;
  - (iv) elevator overruns, lightning rods, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, and cellular arrays, parapets and elements of a **green roof** may project a maximum of 6.9 metres above the height shown on Diagrams 4 and 5 to By-law 1166-2019; and
  - (v) window washing equipment including Building Maintenance Unit (BMU) may project above the height shown on Diagrams 4 and 5 to By-law 1166-2019;
- (X) Despite sections (T), (U) and (V) above and regulations 5.10.40.70(1), (2) and (4), 40.5.40.60(1), 40.5.40.70(1), 40.10.40.60(1), (2), (3), (4), (5), (6), (7), (8) and (9), 40.10.40.70(2) and (4), 40.10.40.80(2), and 5.10.60.1(4), no portion of a **building** or **structure** erected or used above ground level may be located otherwise than wholly within the **building** envelopes delineated by the heavy lines specified on Diagrams 4 and 5 to By-law 1166-2019, with the exception of the following (the "**Building** Elements and Encroachments"):
- (i) eaves, window sills, damper equipment to reduce **building** movement, architectural flutes, pillars and satellite dishes may encroach a maximum of 1.0 metre beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law 1166-2019;
  - (ii) balconies, inclusive of any exoskeleton **structures** and exoskeleton cladding may encroach a maximum of 2.5 metres beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law 1166-2019, excluding slope zones;
  - (iii) pergolas, guardrails, balustrades, railings, decorative / acoustic doors and screens, light fixtures, awnings and canopies, excepting the canopy located within the canopy zone on



- Diagram 5, may encroach a maximum of 3.0 metres beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law 1166-2019;
- (iv) trellises and planters may encroach a maximum of 5.0 metres beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law 1166-2019;
  - (v) ventilation shafts, and elements required for the functional operation of a **building**, site servicing features, stairs, stair enclosures, wheelchair ramps, fences may encroach a maximum of 6.0 metres beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law 1166-2019; and
  - (vi) public art installations, art and landscape features and window washing equipment including Building Maintenance Unit (BMU) may encroach beyond any **building** envelope limit shown on Diagrams 4 and 5 to By-law 1166-2019;
- (Y) Despite sections (T), (W), and (X) above and regulation 40.5.40.60(1), a canopy located within the Canopy Zone on Diagram 5 to By-law 1166-2019 may project between 10.0 and 19.0 metres above the heights shown on Diagram 5 to By-law 1166-2019 and may be located outside the **building** envelopes delineated by the heavy lines specified on Diagram 5 to By-law 1166-2019;
- (Z) None of the provisions of this By-law will apply to prevent the erection or use of a pergola, shade **structure**, weather protection canopy, landscape features including planters and plantings, water feature, furnishing elements, light fixtures, or public art on the lands shown as POPS on Diagrams 4 and 5 attached to By-law 1166-2019;
- (AA) Despite section (X) above, balconies are not permitted to project beyond the **building** envelope in the Balcony Restriction Zone as shown on Diagram 8 to By-law 1166-2019;
- (BB) Despite section (X) above, the first **storey** of a **building** located on Block 1, as indicated on Diagram 3 to By-law 1166-2019, must be set back a minimum of 6.5 metres from a **lot line** abutting Dufferin Street for a minimum distance of 50.0 metres running south, measured from the north-eastern most corner of the **building**. For the purposes of this provision, the setback must be taken from the **lot line** along Dufferin Street as it existed on May 1, 2018 despite any future conveyance;
- (CC) Despite regulation 40.10.40.60(1)(C), a platform attached to the front **main wall** of a **building** with a floor level higher than the floor level of the first **storey** of the **building** may be located immediately above the first **storey** of the **building** and may project beyond the front **main wall** of the **storeys** below;
- (DD) Despite regulation 5.10.40.70(2), and the **building** envelopes shown on Diagrams 4 and 5 to By-law 1166-2019, required minimum **building setbacks** do not apply to the parts of a **building** or **structure** that are below-ground and nothing in this By-law will prevent underground parking or underground **structures** from extending to the **lot** lines as defined by heavy lines on Diagram 1 to By-law 1166-2019;
- (EE) The areas identified as "tower zones" on Diagrams 4 and 5 to By-law 1166-2019 on Diagram 3 to By-law 1166-2019, are subject to the following:
- (i) for the purposes of this subsection, for Blocks 2, 4 and 5 on Diagram 3 to By-law 1166-2019 "tower" means a **building** or portions of a **building** which collectively enclose the entirety of a **storey** at an elevation higher than the Canadian Geodetic Datum elevation of 163.95 metres (43.0 metres of **building** height relative to the Canadian Geodetic Datum elevation of 120.95 metres);
  - (ii) for the purposes of this subsection, for Block 3 on Diagram 3 to By-law 1166-2019 "tower" means a **building** or portions of a **building** which collectively enclose the entirety of a **storey** at an elevation higher than the Canadian Geodetic Datum elevation of 175.95 metres (55.0 metres of **building** height relative to the Canadian Geodetic Datum elevation of 120.95 metres);
  - (iii) the floor plate of each tower at an elevation higher than the Canadian Geodetic Datum elevation of 163.95 metres on Blocks 2, 4 and 5 on Diagram 3 to By-law 1166-2019 must have a maximum **gross floor area** of 750 square metres measured from the exterior of the **main wall** of such floor level, and subject to the floor area reductions of regulation 40.5.40.40(3);
  - (iv) the floor plate of each tower at an elevation higher than the Canadian Geodetic Datum elevation of 175.95 metres on Block 3 on Diagram 3 to By-law 1166-2019 must have a maximum **gross floor area** of 750 square metres measured from the exterior of the **main wall** of such floor level, and subject to the floor area reductions of regulation 40.5.40.40(3);



- (v) despite regulation 40.10.40.80(2), each **main wall** of a tower must be separated by at least 25.0 metres from a **main wall** of each other tower;
  - (vi) if a line projected at a right angle from a **main wall** of a tower intercepts another **main wall** of the same tower, those **main walls** must be separated by a minimum of 25.0 metres;
  - (vii) despite subsections (v) and (vi), the **Building** Elements and Encroachments of section (X) above are permitted to encroach into the required separation distances of subsections (v) and (vi) above; and
  - (viii) despite subsections above, **buildings** or portions of **buildings** permitted to be greater in height than 43.0 metres on Diagrams 4 and 5 to By-law 1166-2019, that are not located within an area identified as a "tower zone" on Diagrams 4 and 5 to By-law 1166-2019, are not subject to subsections (i), (ii), (iii) and (iv) above, but are subject to subsections (v), (vi), and (vii) above;
- (FF) Despite regulation 40.10.40.50(1), **amenity space** must be provided on each of Blocks 1, 2, 3, 4, and 5, as shown on Diagram 3 to By-law 1166-2019, in accordance with the following:
- (i) indoor **amenity space** must be provided at a minimum rate of 1.5 square metres for each **dwelling unit**; and
  - (ii) outdoor **amenity space**, which is not required to be directly accessible from indoor **amenity space**, must be provided in accordance with the following:
    - (a) minimum rate of 1.3 square metres for each **dwelling unit** on Block 1;
    - (b) minimum rate of 3.0 square metres for each **dwelling unit** on Block 2;
    - (c) minimum rate of 1.2 square metres for each **dwelling unit** on Block 3;
    - (d) minimum rate of 1.0 square metres for each **dwelling unit** on Block 4; and
    - (e) minimum rate of 1.3 square metres for each **dwelling unit** on Block 5;
- (GG) Despite 40.10.40.1(1), indoor and outdoor residential **amenity space** may be located on the same level as non-residential use portions of a **building**;
- (HH) Despite regulation 200.5.1.10(2), a maximum of 10 percent of the total **parking spaces** provided on a **lot** may have a minimum width of 2.6 metres, despite being obstructed according to regulation 200.5.1.10(2)(D);
- (II) Despite regulation 200.5.1(2), clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following and may be located on any of the Blocks as shown on Diagram 3 to By-law 1166-2019:
- (i) for a **dwelling unit** used for affordable housing in a **mixed use building**, resident / tenant **parking spaces** at a minimum rate of 0.45 for each **dwelling unit** where:
    - (a) "affordable housing" means rents which do not exceed the CMHC rent; and
    - (b) "CMHC rent" means the average rent, inclusive of utilities, for private rental apartments by unit type for the City of Toronto as reported annually by Canada Mortgage and Housing Corporation in its Fall Update Rental Market Report;
  - (ii) for a **dwelling unit** in a **mixed use building**, not captured in section (II)(i) above, resident/tenant **parking spaces** at a minimum rate of:
    - (a) 0.6 for each bachelor **dwelling unit**;
    - (b) 0.7 for each one bedroom **dwelling unit**;
    - (c) 0.9 for each two bedroom **dwelling unit**; and
    - (d) 1.0 for each three or more bedroom **dwelling unit**;
  - (iii) **Parking spaces** for all other uses in accordance with the following:
    - (a) AM = 6 a.m. to Noon (Morning), PM = Noon to 6 p.m. (Afternoon) and Eve = 6 p.m. to 6 a.m. (Evening);
    - (b) minimum parking rate of 1.0 **parking spaces** for each 100 square metres of **gross floor area** used for non-residential uses, exclusive of office, **eating establishment**, **take-out eating establishment** and **community centre** at a parking occupancy rate of 20 percent in the AM, 100 percent in the PM and 100 percent in the Eve;



- (c) minimum parking rate of 0.35 **parking spaces** for each 100 square metres of **gross floor area** used for office at a parking occupancy rate of 100 percent in the AM, 60 percent in the PM and 0 percent in the Eve; and
- (d) minimum parking rate of 0.1 **parking spaces** for each **dwelling unit** at a parking occupancy rate of 10 percent in the AM, 35 percent in the PM and 100 percent in the Eve for the purposes of **Dwelling Unit** in a **Mixed Use Building** – Visitors;
- (iv) the minimum number of **parking spaces** required on the lands zoned CR 0.6 (c0.6; r0.6) SS2 (x185), as shown on Diagram 2 to By-law 1166-2019, based on subsection (iii) above is determined as follows:
  - (a) for each of the morning, afternoon and evening parking periods identified in subsection (iii) above, the minimum number of **parking spaces** required for each use is calculated using the respective **parking space** rate and occupancy rate;
  - (b) the minimum number of **parking spaces** required for each parking period is the total of the **parking spaces** required for all uses during that parking period; and
  - (c) the minimum number of **parking spaces** required on a **lot** is equal to the largest number of **parking spaces** required for any parking period;
- (v) no parking is required for **eating establishment, take-out eating establishment or community centre** uses;
- (vi) car-share **parking spaces** are permitted;
- (vii) for each car-share **parking space** provided, the minimum number of **parking spaces** for residents/tenants required, may be reduced by four **parking spaces** where:
  - (a) "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 hourly rental; and
  - (b) a "car-share **parking space**" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- (viii) the maximum number of car-share **parking spaces** that may be provided on any Block for each of the Blocks shown on Diagram 3 to By-law 1166-2019, are as follows:
  - (a) maximum of 10 car-share **parking spaces** permitted for Block 1;
  - (b) maximum of 6 car-share **parking spaces** permitted for Block 2;
  - (c) maximum of 12 car-share **parking spaces** permitted for Block 3;
  - (d) maximum of 12 car-share **parking spaces** permitted for Block 4; and
  - (e) maximum of 10 car-share **parking spaces** permitted for Block 5;
- (JJ) Despite regulations 40.5.80.1(1), 40.5.80.10(1) and 200.5.1(2), the **parking spaces** required in section (II)(iii) above, may be:
  - (i) provided on a non-exclusive basis;
  - (ii) provided within a **public parking** facility; and
  - (iii) provided on a Block within 350 metres of the Block containing the use for which the **parking space** is required;
- (KK) Despite regulation 200.5.1.10(12), the **vehicle** entrance or exit to a **building** may be 0 metres from the **lot line** abutting a **street**;
- (LL) Despite regulation 40.10.100.10(1)(c), more than one **vehicle** access is permitted on Blocks 3 and 5 as shown on Diagram 3 to By-law 1166-2019;
- (MM) Despite section 200.15 and By-law 579-2017, 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 3.9 metres; and
    - (c) vertical clearance of 2.1 metres;



- (ii) Accessible **parking spaces** must be the **parking spaces** located:
    - (a) closest to a main pedestrian access to a **building**; and
    - (b) at the same level as the pedestrian entrance to the **building**;
  - (iii) Clearly identified off **street** accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, if the total **parking space** requirement is 5 or more, in compliance with the following:
    - (a) if the number of required **parking spaces** is 5 to 24, a minimum of 1 **parking space** must comply with the minimum dimensions for an accessible **parking space**;
    - (b) if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must comply with the minimum dimensions for an accessible **parking space**; and
    - (c) if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with the minimum dimensions for an accessible **parking space**;
  - (iv) A minimum of 10 percent of the required **parking spaces** for a medical office must comply with the minimum dimensions for an accessible **parking space**;
- (NN) Despite clauses 220.5.1.10 and 220.5.10.1 and regulation 40.10.90.1(1), **loading spaces** must be provided and maintained in accordance with the following standards:
- (i) for each **building** containing **dwelling units**, only one **loading space** is required in the form of a Type "G" loading space;
  - (ii) despite the requirements above and clauses 220.5.1.10 and 220.5.10.1, the minimum **loading space** requirement for a **lot** is the total of subsections (a), (b) and (c) below where two or more of the following non-residential uses are situated on a lot: office, **retail store**, **eating establishment**, **take-out restaurant** or **personal service shop**:
    - (a) the minimum number of required **loading spaces** Type "B" on a **lot** is the largest number of **loading spaces** Type "B" required for any one of the uses above, plus the **loading spaces** Type "B" required for all other non-residential uses on the **lot** not listed above;
    - (b) the minimum number of required **loading spaces** Type "C" on a **lot** is the largest number of **loading spaces** Type "C" required for any one of the uses listed above plus the **loading spaces** Type "C" required for all other non-residential uses on the **lot** that are not listed above; and
    - (c) the requirement for a **loading space** Type "A", or a **loading space** Type "B" or a **loading space** Type "C" for non-residential uses on a **lot** will be deemed to be satisfied by the provision and maintenance of a **loading space** Type "G" required for residential uses on the **lot**;
  - (iii) despite clauses 220.5.1.10 and 220.5.10.1, only one **loading space** Type "G" and one **loading space** Type "B" are required for the **buildings** on Block 2 as shown on Diagram 3 to By-law 1166-2019; and
  - (iv) despite clauses 220.5.1.10 and 220.5.10.1, only one **loading space** Type "G" and one **loading space** Type "B" are required for the **buildings** on Block 4 as shown on Diagram 3 to By-law 1166-2019;
- (OO) Despite regulation 220.5.20.1(2), the maximum permitted slope of a **driveway** leading to any **loading space** is 15.0 percent;
- (PP) Despite regulation 40.10.90.40(3), a **loading space** may have its **vehicle** access through a **main wall** that faces a **street**;
- (QQ) All **driveways** and **drive aisles** must comply with the following:
- (i) the maximum permitted slope is 15.0 percent;
  - (ii) the maximum permitted slope for a minimum distance of 3.0 metres at the top and bottom of a ramp is 7.5 percent; and



- (iii) despite subsections (i) and (ii) above, the maximum permitted slope within 6.0 metres of a property line is 5.0 percent;
- (RR) Despite regulations 230.5.1.10(3)(A), (6) and (9), "long-term" **bicycle parking spaces** may be located outside or inside a **building**;
- (SS) Despite regulations 230.5.1.10(3)(B), and 230.50.1.20(1) and (2), "short-term" **bicycle parking spaces** may be located outside or inside a **building**;
- (TT) Despite clause 230.40.1.20 and regulation 230.5.1.10(8), **bicycle parking spaces** may be provided on a Block within 350 metres of the Block containing the use for which the **bicycle parking space** is required;
- (UU) Despite regulation 230.5.1.10(7), no shower and change facilities are required to be provided;
- (VV) Despite section (UU) above, one shower and change facility must be provided in a **building** on Block 3 as shown on Diagram 3 to By-law 1166-2019 and one shower and change facility must be provided in a **building** on Block 5 as shown on Diagram 3 to By-law 1166-2019;
- (WW) None of the provisions of this By-law will apply to prevent the existing **building(s)**, as of May 1, 2018, on the lands outlined by heavy black lines on Diagram 1 to By-law 1166-2019, from being used for any purpose existing on such lands as of May 1, 2018 or for any use listed in regulations 40.10.20.10(1) and 40.10.20.20(1) that are permitted under the letter "C" of the CR zone;
- (XX) None of the provisions of this By-law will apply to prevent the use of the existing **parking spaces** or **loading spaces**, as of May 1, 2018, on the lands outlined by heavy black lines on Diagram 1 to By-law 1166-2019;
- (YY) Despite regulations 40.10.80.20(1) and (2), existing **parking spaces** may be setback 0.0 metres from a **lot line** in the Open Space Zone category;
- (ZZ) The use exceptions in sections (XX) and (YY) above will apply to the remaining portions of the existing **building(s)** that remain on the lands outlined by heavy black lines on Diagram 1 to By-law 1166-2019, after demolition of portions of the existing **building(s)** provided that:
- (i) a minimum of fifty (50) **parking spaces** are provided; and
  - (ii) a minimum of one Type "B" **loading space** is provided;
- (AAA) Additions to the existing **building(s)** are permitted and may be occupied by any use permitted in section (YY) above, provided that:
- (i) the **gross floor area** of the addition(s) does not exceed an aggregate total of 1,300 square metres;
  - (ii) the setback of the existing **building(s)** from the **lot lines** along Dupont Street and Dufferin Street, as it existed on May 1, 2018 as shown on Diagram 7 to By-law 1166-2019 as Line A, is the minimum required **building setback** for any additions to the existing **building(s)**;
  - (iii) **parking spaces** for additions to the existing **building(s)** will be provided in compliance with the requirements in section (ZZ) above; and
  - (iv) no additions are permitted to Building 1, as shown on Diagram 7 to By-law 1166-2019;
- (BBB) Section (AAA) above, does not apply to the **community centre** identified on Diagram 7 to By-law 1166-2019;
- (CCC) None of the provisions of this By-law will apply to prevent a temporary sales office from being erected or used on the lands zoned CR 0.6 (c0.6; r0.6) SS2 (x185), as shown on Diagram 2 to By-law 1166-2019; and
- (DDD) Despite any existing or future severances, partition, or division of the lands outlined by heavy black lines on Diagram 1 to By-law 1166-2019, the provisions of this exception will apply to the whole of the lands outlined by heavy black lines on Diagram 1 to By-law 1166-2019 as if no severance, partition, or division had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1166-2019 ]

(186) Exception CR 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) Despite regulation 40.5.40.10(4), the rooftop stair enclosure located on the roof of the **building** may have a maximum height of 2.75 metres.
- (B) Regulation 40.5.40.10(5) with respect to the total roof area and horizontal dimensions of all equipment, **structures**, or parts of a **building** does not apply.
- (C) In addition to the **gross floor area** reductions permitted in regulation 40.5.40.40(3), the **gross floor area** of the **building** may be further reduced by indoor **amenity space**, including that in excess of what is required by this By-law.
- (D) Despite regulation 40.10.40.1(1), **dwelling units** may be located in the first **storey** of the **building**.
- (E) Regulation 40.10.40.10(2) with respect to maximum height does not apply.
- (F) Despite regulation 40.10.40.10(5), the minimum height of the first **storey** is 4.0 metres.
- (G) Despite regulation 40.10.40.10(7), the maximum number of **storeys** is 7.
- (H) A maximum of 30 **dwelling units** is permitted.
  - (I) Despite regulation 40.10.40.50(1), a minimum of 400 square metres of outdoor **amenity space** must be provided for a building with 7 **storeys** and a minimum of 2.0 square metres for each dwelling unit of outdoor **amenity space** must be provided for a building with less than 7 **storeys**.
  - (J) Despite regulation 40.10.40.60(9), the rooftop stair enclosures and balcony railings may penetrate into an **angular plane**.
  - (K) Despite regulation 40.10.40.70(2), the **side yard setbacks** for the first six storeys may be 0 metres. The seventh storey must be **setback** at least 3.0 metres from the **side lot lines**.
  - (L) Regulation 40.10.40.70(2)(G) with respect to the front **angular plane** does not apply.
  - (M) Despite regulation 40.10.40.70(4), any portion of the **building** with **dwelling units** located in the first **storey** of the **building** must be set back at least 2.0 metres from the **front lot line**.
  - (N) Despite regulation 40.10.50.10(3), a minimum 2.0 metre wide strip of land used for **soft landscaping** must be provided along the **rear lot line**. The 2.0 metre wide strip of land may also contain one exhaust shaft associated with the underground garage.
- (O) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a minimum rate of:
  - (i) 0.6 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
  - (ii) 1.0 **parking space** 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 space** for each three or more bedroom **dwelling unit**.
- (P) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a maximum rate of:
  - (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 space** 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**. [ By-law: 1774-2019 ]
- (Q) Despite Table 200.5.10.1, **parking spaces** for visitors must be provided at a minimum rate of 0.1 for each residential **dwelling unit**.
- (R) Despite Clause 230.5.10.1, a minimum of 24 **bicycle parking spaces** must be provided, of which a minimum of 21 **bicycle parking spaces** must be "long-term" and a minimum of 3 **bicycle parking spaces** must be "short-term."
- (S) The lands identified with the symbol "(H)" in the zone label are restricted in use as specified by section 9 of By-law 926-2019.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 926-2019 ]

(187) Exception CR 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) Despite Regulation 40.10.40.40.(1) (A), the total permitted maximum floor space index for all uses on the **lot** is 3.87.
- (B) Despite Regulation 40.10.40.40.(1) (C), the permitted maximum floor space index for residential uses on the **lot** is 3.87.
- (C) Despite Regulation 40.10.40.70 (2), the required minimum **building setbacks** for all above ground portions of any **building** or **structure** are as shown on Diagram 3 attached to By-law 990-2019. [ By-law: 1774-2019 ]
- (D) Despite Regulation 200.5.10.1(1), no **parking space** is required.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 990-2019 ]

(188) Exception CR 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 the lands municipally known in the year 2018 as 1087, 1091, and 1095 Leslie Street, if the requirements of By-law 408-2021(LPAT) are complied with, no provisions will prevent the erection or use of **buildings** and/or **structures** permitted by By-law 408-2021(LPAT) and in compliance with Regulations (B) through (Y) below;
- (B) For the purposes of this exception, the first **storey** is the **storey** with the floor closest to the geodetic datum of 125.0 metres;
- (C) Despite Clause 40.10.40.40, the permitted combined maximum **gross floor area** on Blocks 1 and 2 shown on Diagram 2 of By-law 408-2021(LPAT) is 99,170 square metres, of which a maximum of 500 square metres may be used for non-residential purposes;
- (D) For Blocks 1 and 2 shown on Diagram 2 of By-law 408-2021(LPAT), the permitted maximum number of **dwelling units** is:
  - (i) 786 on Block 1; and
  - (ii) 394 on Block 2;
- (E) Despite Regulation 5.10.1.30(3), a **dwelling unit** may be below **average grade**, but must not be entirely below-ground;
- (F) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is the distance between a geodetic datum of 125.0 metres and the elevation of the highest point of a **building** or **structure**, excluding mechanical penthouses and elevator overruns;
- (G) Despite Regulation 40.10.40.1(1), residential use portions of a **building** must have a floor elevation higher than the floor elevation of all non-residential use portions of a **building**, with the exception of residential lobby access, corridors, **ancillary** service/operational space and common space (including mailroom, concierge office, etc.), and indoor **amenity space**;
- (H) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** is the numerical value in metres following the HT symbol, as shown on Diagram 6 of By-law 408-2021(LPAT), excluding mechanical penthouses, stair enclosures and elevator overruns;
- (I) Despite Regulation 40.10.40.10(5), the provisions do not apply;
- (J) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the numerical value following the ST symbol, as shown on Diagram 6 of By-law 408-2021(LPAT), excluding mechanical penthouses, stair enclosures and elevator overruns;
- (K) Despite Clause 40.5.40.10 and Regulation (H) above, the following elements of a **building** may **exceed** the permitted maximum **building** height as follows:
  - (i) 0.9 metres for skylights and roof access hatch;
  - (ii) 1.5 metres for architectural features, parapets, railings and guard railings;
  - (iii) 1.8 metres for terrace dividers and privacy screens;



- (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) 6.5 metres for elevator overruns, stairs, stair enclosures, crash walls, vents, stacks, flues, chimneys, mechanical equipment and associated enclosures; and
  - (vi) 10.5 metres for window washing equipment and associated enclosures;
- (L) The maximum permitted tower floor plate for Tower A shown on Diagram 6 of By-law 408-2021(LPAT) is:
- (i) 870 square metres for the 13th **storey** to the 21st **storey**, inclusive;
  - (ii) 830 square metres for the 22nd **storey** to the 27th **storey**, inclusive; and
  - (iii) 750 square metres for the portion of the **building** including and above the 28th **storey**;
- (M) The maximum permitted tower floor plate for Tower B shown on Diagram 6 of By-law 408-2021(LPAT) is:
- (i) 775 square metres for the 13th **storey** to the 20th **storey**, inclusive;
  - (ii) 745 square metres for the 21st **storey** to the 24th **storey**, inclusive; and
  - (iii) 715 square metres for the portion of the **building** including and above the 25th **storey**;
- (N) The maximum permitted tower floor plate for Tower C shown on Diagram 6 of By-law 408-2021(LPAT) is:
- (i) 875 square metres for the 13th **storey** to the 16th **storey**, inclusive;
  - (ii) 860 square metres for the 17th **storey** to the 24th **storey**, inclusive;
  - (iii) 820 square metres for the 25th **storey** to the 34th **storey**, inclusive; and
  - (iv) 770 square metres for the portion of the **building** including and above the 35th **storey**;
- (O) For the purpose of this Exception, tower floor plate means the area of a floor of a **building** measured from the exterior of the **main walls**, but excluding inset and projecting balconies;
- (P) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are shown on Diagram 6 of By-law 408-2021(LPAT);
- (Q) Despite Regulation 40.10.40.80(2), the required minimum above-ground distance between **main walls** are shown on Diagram 6 of By-law 408-2021(LPAT);
- (R) Despite Regulation 5.10.40.70(1), Clause 40.5.40.60, Clause 40.10.40.60 and Regulations (P), and (Q) above, the following elements of a **building** may encroach into a required **building setback** and/or minimum above-ground distance between **main walls**, as shown on Diagram 6 of By-law 408-2021(LPAT), to a maximum of:
- (i) 0.9 metres for architectural features, including but not limited to cornices, piers, eaves, roof overhangs, mouldings, sills, scuppers, rain water leaders, lighting fixtures and bay windows;
  - (ii) 1.5 metre for balconies and guardrails;
  - (iii) 1.5 metres for window washing equipment;
  - (iv) 4.7 metres for retaining walls and stairs;
  - (v) 4.0 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; and
  - (vi) 5.0 metres for covered bicycle storage enclosures, ramps, garage ramps and associated **structures**;
- (S) Despite (R)(iv) above, **landscaping** features including pathways, stairs and retaining walls may encroach without limit into the required minimum **building setbacks** from the north **lot line** and the west **lot line**;
- (T) Despite Regulation 40.10.50.10(1)(B), where any portion of a **main wall** of a **building** is set back from the **front lot line** 3.0 metres or greater, a minimum 3.0 metre wide strip of **landscaping**, which may include **driveways** providing access to the site, must be provided between any **lot line** that abuts a **street** and those portions of a **main wall**;
- (U) Despite Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided within each of Blocks 1 and 2 shown on Diagram 2 of By-law 408-2021(LPAT) as follows:



- (i) a minimum of 0.7 **parking spaces** will be required for bachelor and 1- bedroom **dwelling units**;
  - (ii) a minimum of 0.9 **parking spaces** will be required for 2-bedroom **dwelling units**;
  - (iii) a minimum of 1.0 **parking spaces** will be required for 3-bedroom **dwelling units**;
  - (iv) a minimum of 0.1 **parking spaces** will be required for visitors of the **dwelling units**; and
  - (v) a minimum of 1 **parking space** per 100 square metres of non-residential **gross floor area**;
- (V) Despite Regulations 40.5.80.1 and 40.10.20.20(1), car-share **parking spaces** are a permitted use on Block 2 shown on Diagram 2 of By-law 408-2021(LPAT), 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 for short term rental, including hourly rental; and
  - (ii) A "car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- (W) Despite Regulation 220.5.10.1(2), **loading spaces** must be provided as follows:
- (i) a minimum of 1 Type "G" **loading space** is required on Block 1; and
  - (ii) a minimum of 1 Type "G" **loading space** and 1 Type "C" **loading space** are required on Block 2;
- (X) Despite Regulations 230.5.1.10(9) and 230.40.1.20(1), "long-term" **bicycle parking spaces** may be located within a secured room or area on or below the first **storey** of a **building**; and
- (Y) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** for a **dwelling unit** may be located more than 30 metres from a pedestrian entrance to the **building**, if the "short-term" **bicycle parking space** is located within the **building** or the **parking garage**;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 408-2021(LPAT) ]

(189) Exception CR 189

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

Site Specific Provisions:

- (A) Despite Clause 40.10.20.20, the only use permitted is a **parking garage** associated with a **vehicle dealership**;
- (B) Despite Clause 40.10.40.70, the required minimum **building setbacks** are shown on Diagram 6 of By-law 408-2021(LPAT);
- (C) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** is the numerical value in metres following the HT symbol shown on Diagram 6 of By-law 408-2021(LPAT); and
- (D) The permitted maximum number of **storeys** in a **building** is the numerical value following the ST symbol shown on Diagram 6 of By-law 408-2021(LPAT).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 408-2021(LPAT) ]

(190) Exception CR 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) On 79-85 Shuter Street, if the requirements of Clause 7 and Schedule A of By-law 204-2020(LPAT) are complied with, an **Apartment Building** may be constructed in compliance with (B) to (U) below;
- (B) The **lot** consists of those lands shown on Diagram 1 attached to By-law 204-2020(LPAT);
- (C) Despite regulation 40.5.40.10(1), height is measured from the Canadian Geodetic Datum elevation of 88.77 metres and the elevation of the highest point of the **building**;
- (D) Despite regulations 40.5.1.10(3) and 40.10.40.40(1), the total residential **gross floor area** of all **buildings** and **structures** must not exceed a maximum of 17,250 square metres;



- (E) In addition to the **building** elements listed in regulation 40.5.40.40(5), the following areas may also be excluded from the calculation of **gross floor area** in an **apartment building**:
- (i) Areas below ground used for hallways and elevator vestibules;
- (F) Despite regulations 40.5.40.10(1) and 40.10.40.10(1), the height of the **building** must not exceed the height in metres permitted by the numbers following the letters "HT" on Diagram 3 of By-law 204-2020(LPAT);
- (G) Despite (F) above and clause 40.5.40.10, the following may exceed the height indicated by the numbers following the letters "HT" as shown on Diagram 3 of By-law 204-2020(LPAT):
- (i) **structures** and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 metres;
  - (ii) lightning rods, safety railings, guard railings, parapets, terraces, patios, planters, balustrades, bollards, stairs, accessory **structures**, retaining walls, wheelchair ramps, ornamental or architectural features may project above the height limits by no more than 1.5 metres;
  - (iii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres;
  - (iv) elements of heritage buildings, aircraft warning lights, garbage chutes, screens, emergency generators, lighting fixtures may project above the height limits by no more than 2.5 metres;
  - (v) elements of outdoor **amenity space**, landscape features, privacy screens, acoustical barriers, wind mitigation features, terrace or balcony dividers, covered stairs or stair enclosures, and fences may project above the height limits by no more than 2.75 metres;
  - (vi) window washing equipment, cabanas and trellises may project above the height limits by no more than 3.6 metres; and
  - (vii) antennae, flagpoles, satellite dishes, cooling towers and related screens, and equipment used for the functional operation of the **building** such as electrical utility, mechanical and ventilation equipment may project above the height limits by no more than 5.0 metres;
- (H) Regulation 40.10.40.10(5) with respect to minimum ground floor height does not apply;
- (I) Regulation 600.10.10 with respect to Building Setbacks does not apply;
- (J) Despite regulations 5.10.40.70(1), 40.5.40.70(1)(A), and 40.10.40.70(1), the minimum above ground **building setbacks** for each level of the **building** are as shown on Diagram 3 of By-law 204-2020(LPAT);
- (K) Despite (J) above and clause 40.10.40.60 **building** elements are permitted to encroach into the required **building setbacks** as follows:
- (i) balconies, projecting exterior walls that do not enclose space, and architectural design features may encroach a maximum distance of 1.5 metres on the north and south façades only, provided they are located above a Canadian Geodetic Datum elevation of 109.67 metres;
  - (ii) canopies, awnings, **building** cornices, roofs, parapets, lighting fixtures, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps, landscape and **green roof elements**, wind mitigation and public art features may encroach no more than 1.5 metres into the **building setbacks**; and
  - (iii) elements of heritage **buildings**;
- (L) Despite Regulations 200.5.1.10(8) and 200.5.10.1, the minimum number of required **parking spaces** is 43, of which:
- (i) a minimum of 32 **parking spaces** for occupants of the **dwelling units**;
  - (ii) a minimum of 11 **parking spaces** for visitors of the **dwelling units**;
  - (iii) a maximum of 2 of the required visitor **parking spaces** may be car share **parking spaces** and each car-share **parking space** may reduce the minimum resident parking required by four (4) **parking spaces**;
- (M) Regulation 200.15 and By-law 579-2017 with respect to accessible **parking spaces** does not apply;
- (N) Accessible **parking spaces** must be provided as follows:
- (i) of the **parking spaces** required by (L)(i) and (ii) above, a minimum of 2 must be accessible **parking spaces** and must be provided in the **parking garage** below ground;



- (ii) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.9 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (iii) Despite (N)(ii) above, the minimum required width of 3.9 metres may be reduced to 3.4 metres provided that an accessible barrier-free aisle or path measuring 1.5 metres in width is provided along a side of the **parking space** for its entire length;
  - (iv) accessible **parking spaces** must be within 15.0 metres of an entrance to a **building** or a hallway that provides access to an elevator vestibule;
- (O) Despite regulation 200.5.1.10(2):
- (i) a maximum of 9 **parking spaces** may have a minimum width of 2.6 metres when obstructed on one or two sides; and
  - (ii) a maximum of 3 **parking spaces** may have a minimum length of 5.1 metres;
- (P) Despite clause 220.5.10.1, one Type "G" **loading space** is required;
- (Q) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) Despite regulations 230.5.10.1(1), (2) and (5):
    - (a) a minimum of 0.9 **bicycle parking spaces** per **dwelling unit** must be provided as long-term **bicycle parking spaces**;
    - (b) a minimum of 0.1 **bicycle parking spaces** per **dwelling unit** must be provided as short-term **bicycle parking spaces**;
  - (ii) Despite regulation 230.5.1.10(9), long-term and short-term **bicycle parking spaces** for **dwelling units** may be located anywhere above or below ground in the **building**;
  - (iii) Despite regulation 230.5.1.10(10), long-term and short-term **bicycle parking spaces** for **dwelling units** may be provided in any combination of vertical, horizontal or stacked positions;
  - (iv) Despite regulation 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located in a secured room or an unsecured room;
  - (v) Despite regulation 230.5.1.10(4), a **bicycle parking space** oriented in a horizontal position must have a minimum length of 1.8 metres, a minimum width of 0.40 metres and a minimum vertical clearance of 1.9 metres;
  - (vi) Despite 4(Q)(v), if a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres;
  - (vii) Despite regulation 230.5.1.10(4), a **bicycle parking space** oriented in a vertical position must have a minimum length or vertical clearance of 1.9 metres, a minimum width of 0.40 metres and a minimum horizontal clearance from the wall of 1.2 metres;
  - (viii) Despite 230.5.1.10(2), the number of required **bicycle parking spaces** must be rounded down when the calculation results in a fraction;
- (R) Despite regulation 40.10.40.50(1) **Amenity space** must be provided as follows:
- (i) **amenity space** must be provided at a minimum rate of 2.84 square metres per residential **dwelling unit**;
  - (ii) indoor **amenity space** must be provided at a minimum rate of 2.12 square metres per residential **dwelling unit**; and
  - (iii) outdoor **amenity space** must be provided at a minimum rate of 0.72 square metres per **dwelling unit** and at least 40.0 square metres is to be provided in a location adjoining or directly accessible from at least one of the spaces used as indoor **amenity space**;
- (S) Despite 40.10.100.10(1)(C), more than one **vehicle** access is permitted;
- (T) Regulation 40.5.40.10(5) with respect to limits on Functional Operation of a Building does not apply;
- (U) Despite regulation 40.5.40.10(6), **structures** providing safety or wind protection to rooftop **amenity space** can be closer than 2.0 metres from an interior face of a **main wall**;



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2)216 of former City of Toronto By-law 438-86. [ By-law: 204-2020(LPAT) ]

(191) Exception CR 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) On lands municipally known in the year 2018 as 10 St. Mary Street, 79, 81 and 85 St. Nicholas Street, 710 to 718 Yonge Street, and Private Lane shown on Diagram 1 to By-law 853-2020(LPAT), if the requirements of Section 5 and Schedule (A) of By-law 853-2020(LPAT) are complied with, a **building** or **structure** may be erected and used in compliance with (B) to (II) below;
- (B) The **lot** comprises the lands outlined by heavy lines and identified on Diagram 1, attached to By-law 853-2020(LPAT);
- (C) Despite Regulation 40.10.20.20(1), **public parking, eating establishment, and take- out eating establishment** are permitted uses;
- (D) Despite Regulation 40.10.20.40(1)(B) **mixed use buildings** are permitted **building** types for **dwelling units**;
- (E) Despite Regulations 40.5.1.10(3)(A) and 40.10.40.40.(1) the total **gross floor area** of **buildings** and **structures** must not exceed a maximum of 41,500 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 32,000 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 9,500 square metres, and excludes the **gross floor area** associated with the **public parking**;
- (F) The permitted maximum number of **dwelling units** is 485;
- (G) Of the total number of **dwelling units** provided:
  - (i) a minimum of 25 percent must be two-bedroom **dwelling units** or larger; and
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
- (H) Despite Clauses 40.10.40.70 and 40.10.40.80 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 3 of By-law 853-2020(LPAT);
- (I) Despite Regulations 5.10.40.70(1) and (2), Clauses 40.5.40.60, 40.10.40.60, and Regulation (H) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
  - (i) 3.0 metres for privacy screens, planters, bollards, stairs, stair enclosures, underground garage ramps and associated **structures**, walls, and safety railings, wind mitigation elements, trellises, guards, guardrails, retaining walls, wheel chair ramps, air intakes and vents, ventilating equipment, public art, bike share facilities, outdoor **amenity space** elements, landscape features, **green roof** elements, and art installations projecting horizontally beyond the heavy lines shown on Diagram 3;
  - (ii) 1.0 metre for lighting fixtures, cornices, sills, eaves, parapets, balustrades, ornamental or architectural features, bay windows, window washing equipment, gas meters and hydro meters, projecting horizontally beyond the heavy lines shown on Diagram 3;
  - (iii) 5.0 metres for canopies and awnings, projecting horizontally beyond the heavy lines shown on Diagram 3;
  - (iv) balconies to a maximum horizontal projection of 1.6 metres beyond the heavy lines shown on Diagram 3; and
  - (v) **structures**, elements and enclosures permitted by Regulation (N) below;
- (J) Despite Clause 40.10.40.10, the permitted maximum **building** height in metres, measured from the average elevation of the ground along all **lot lines** that abut a **street** to the highest point of the **building** or **structure**, is the numerical value in metres following the HT symbol on Diagram 3 of By-law 853-2020(LPAT);
- (K) Despite Regulation (J) above, no portion of the **building** may be located:



- (i) in Area A on Diagram 3 of By-law 853-2020(LPAT), between a height of 12.0 metres and 104.0 metres, measured from the average elevation of the ground along all **lot lines** that abut a **street**;
  - (ii) in Area B on Diagram 3 of By-law 853-2020(LPAT), between a height of 12.0 metres and 122.0 metres, measured from the average elevation of the ground along all **lot lines** that abut a **street**; and
  - (iii) in Area C on Diagram 3 of By-law 853-2020(LPAT), between a height of 30.0 metres and 36.0 metres, measured from the average elevation of the ground along all **lot lines** that abut a **street**;
- (L) Despite Regulation (K) above, the elements listed in Regulation (N) below may project vertically by a maximum of 6.0 metres above or below the heights identified for Area A, Area B, and Area C, respectively, noted in Regulation (K) above;
- (M) For the purpose of this Exception, the phrase "average elevation of the ground along all **lot lines** that abut a **street**" is the Canadian Geodetic Datum elevation of 114.0 metres;
- (N) Despite Clause 40.5.40.10 and Regulation (J) above the following elements of the **building** or **structure** may project above the permitted maximum **building** height limits shown on Diagram 3 of By-law 853-2020(LPAT) as follows:
- (i) **Structures**, elements and enclosures permitted by Regulation (I) above;
  - (ii) mechanical equipment, chimneys, vents, stacks, mechanical fans, cooling towers, elevators and related structural elements, parapets, roof assemblies, mass dampening devices, mechanical and architectural screens, lightning rods, and **structures** and elements associated with green energy and **renewable energy** facilities located on any roof, which may project vertically above the permitted **building** heights shown on By-law 853-2020(LPAT) by a maximum of:
    - (a) 1.5 metres at or above the portions labelled as HT 170.0; and
    - (b) 6.0 metres above any portion labelled less than HT 170.0; and
  - (iii) **structures** on any roof used for the purposes of maintenance, window washing equipment, safety, wind or **green roof** purposes, outdoor **amenity space** or open air recreation, and vestibules providing access to outdoor **amenity space**, may project vertically above the permitted **building** heights shown on Diagram 3 of By-law 853-2020(LPAT) by a maximum of 3.5 metres;
- (O) Despite Clause 40.10.40.50, **amenity space** is required for **dwelling units** and must be provided in accordance with the following:
- (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit** must be provided;
  - (ii) a minimum of 1.0 square metre of outdoor **amenity space** per **dwelling unit** must be provided, of which at least 40 square metres of outdoor **amenity space** must be provided in a location directly accessible from an area containing indoor **amenity space**;
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**; and
  - (iv) no **amenity space** is required for non-residential uses;
- (P) Despite Regulations 200.5.10.1(1), and 200.5.10.11(1), **parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:
- (i) a minimum of 0.16 **parking spaces** per **dwelling unit** must be provided for residents;
  - (ii) no **parking spaces** are required for residential visitors;
  - (iii) a minimum of 14 **parking spaces** must be provided for all non-residential uses on the **lot**; and
  - (iv) **Parking spaces** required by Regulation (P)(iii) above may be provided on a non-exclusive basis in a **public parking** facility;
- (Q) Of the **parking spaces** required in Regulation (P) above, a maximum of (2) such **parking spaces** may be car-share **parking spaces**, and for the purpose of this exception:
- (i) "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and



- (ii) "car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- (R) Despite Regulation 200.5.1.10(2)(A), the non-residential **parking spaces** existing on the lot on the date of the passing of By-law 853-2020(LPAT), may have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 2.25 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (S) Despite Regulation 200.5.1.10(2)(A) and (B), any **parking spaces** other than those subject to (R) above, must 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;
- (T) Despite Regulation 200.5.1(3)(A), the following **drive aisle** widths leading to a **parking space** are required:
  - (i) two-way **drive aisles** must be a minimum of 5.5 metres in width; and
  - (ii) one-way **drive aisles** must be a minimum of 3.0 metres in width;
- (U) Despite Section 200.15 and Regulation (S) above, of the **parking spaces** required by Regulation (P) above, a minimum of four (4) **parking spaces** must be provided on the **lot** as accessible **parking spaces** as follows:
  - (i) a minimum of three (3) accessible **parking spaces** must be provided for residential uses;
  - (ii) a minimum of one (1) accessible **parking space** must be provided for non-residential uses;
  - (iii) each 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;
  - (iv) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**; and
  - (v) an accessible **parking space** must be located within 7.0 metres of an entrance to an elevator lobby with 1 or more passenger elevator(s) that provide access to the first **storey** of the **building**;
- (V) Despite Regulations 220.5.10.1(2), (3), (5) and (9), (1) Type "G" **loading space** and (1) Type "C" **loading space** must be provided and maintained for all uses on the **lot**;
- (W) Despite Regulations (P), (V) and (X) above, the existing **building** located on the lands municipally known in the year 2018 as 10 St. Mary Street may be occupied during construction of a new **building** or **structure** on the **lot** without the provision of required **parking spaces** and/or **loading spaces**;
- (X) Despite Regulation 230.5.10.1(1):
  - (i) a minimum of 24 "long-term" **bicycle parking spaces** must be provided for all non-residential uses in the **building**; and
  - (ii) a minimum of 24 "short-term" **bicycle parking spaces** must be provided for all non-residential uses in the **building**;
- (Y) Despite Regulation 230.5.1.10(4)(A)(ii) and (B)(ii), a **stacked bicycle parking space** must have a minimum width of 0.45 metres;
- (Z) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may be provided as **stacked bicycle parking spaces**;
- (AA) A minimum of 60 percent of the **lot frontage** abutting Yonge Street must:
  - (i) include a principal public entrance located within 6.0 metres of the **lot line** abutting Yonge Street; and



- (ii) contain one or more of the following uses listed below, provided that a maximum of 15 metres of **lot frontage** may be occupied by any one of the uses listed with an asterisk:
- (a) Art Gallery;
  - (b) Auctioneer's Premises;
  - (c) **Automated Banking Machine\***;
  - (d) **Cabaret\***;
  - (e) **Club\***;
  - (f) Commercial Baths\*;
  - (g) **Day Nursery\***;
  - (h) **Eating Establishment**;
  - (i) **Entertainment Place of Assembly\***;
  - (j) **Financial Institution\***;
  - (k) Fire Hall\*;
  - (l) Medical Office\*;
  - (m) **Museum\***;
  - (n) **Nightclub\***;
  - (o) **Non-Profit Organization\***;
  - (p) **Outdoor Patio**;
  - (q) **Performing Arts Studio\***;
  - (r) **Personal Service Shop**;
  - (s) **Pet Services**;
  - (t) **Place of Assembly\***;
  - (u) Police Station\*;
  - (v) **Post-Secondary School\***;
  - (w) **Recreation Use\***;
  - (x) **Retail Service**;
  - (y) **Retail Store**;
  - (z) **Service Shop**;
  - (aa) **Sports Place of Assembly**;
  - (bb) **Take-out Eating Establishment**; and
  - (cc) **Wellness Centre\***;
- (BB) Regulation 40.10.40.1(1) does not apply to restrict non-residential uses and **dwelling units** being located at the same elevation, if the **dwelling units** and non-residential uses are separated by contiguous walls and there is not direct access between the non-residential use and the **dwelling units** at the common elevation;
- (CC) Despite Regulation 40.10.40.1(2) for any non-residential use, the floor level of the first **storey** of a **building**, excluding that portion of a **building** as existing on the **lot** as of January 1, 2019, must:
- (i) be within 0.2 metres of the ground measure at the **lot line** abutting the **street** directly opposite each pedestrian entrance; and
  - (ii) have a pedestrian access, other than service entrances, which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp that rises no more than 0.05 metres vertically for every 1.0 metre horizontally;
- (DD) Despite Regulation 40.10.100.10(1)(C)
- (i) **vehicle** access must be from a **street** that is not Yonge Street; and
  - (ii) a maximum of three (3) **vehicle** accesses are permitted;
- (EE) Regulation 200.5.1.10(12)(C) with respect to **vehicle** access to a **building** does not apply;
- (FF) Regulation 230.5.1.10(9)(B)(iii) with respect to "long-term" **bicycle parking space** location does not apply;



- (GG) Regulation 230.40.1.20(2) with respect to the location of "short-term" **bicycle parking space** relative to a **building** entrance does not apply;
- (HH) Section 600.10 with respect to the Building Setback Overlay District does not apply; and
- (II) Despite any existing or future severance, partition, or division of the lands shown on Diagram 1 of By-law 853-2020(LPAT), 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: 853-2020(LPAT) ]

(192) Exception CR 192

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

Site Specific Provisions:

- (A) Despite regulation 40.10.30.40(1)(B), the permitted maximum **lot coverage** is 60 percent.
- (B) Despite regulation 40.10.40.1(6), a pedestrian access to the **building** may be 8.0 metres from a **lot** in the Residential Zone category.
- (C) Despite regulation 40.10.40.10(7)(B), the permitted maximum number of **storeys** is 3.
- (D) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.2 metres.
- (E) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 5 of By-law 1388-2019.
- (F) Despite regulation 40.10.50.10(3), a minimum 1.8 metre wide strip of land used only for **soft landscaping** must be provided along a **lot line** that abuts a **lot** in the Residential Zone category.
- (G) Despite Table 200.5.10.1, the required minimum number of **parking spaces** is 7.
- (H) Despite clause 220.5.10, a **loading space** is not required.

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

[ By-law: 1388-2019 ]

(193) Exception CR 193

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 3385 Dundas Street West, if the requirements of Section 8 and Schedule A of By-law 1178-2019 are complied with, a **building, structure**, addition or enlargement may be erected or constructed if it complies with the requirements of (B) to (V) below;
- (B) Despite Regulation 40.10.20.40(1), a **mixed use building** containing **dwelling units** is permitted;
- (C) Despite Regulations 40.10.40.40(1), the permitted maximum **gross floor area** is 10,880 square metres of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 10,512 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 368 square metres and is restricted to a **retail store** use;
- (D) The permitted maximum number of **dwelling units** is 131;
- (E) Despite Regulation 40.5.40.10(1), the height of a **building or structure** is the distance between the Geodetic Datum elevation of 119.43 m and the elevation of the highest point of the **building or structure**;
- (F) Despite Regulation 40.10.40.10(2), 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 5 of By-law 1178-2019;
- (G) Despite Regulation 40.10.40.10(7) the permitted maximum number of **storeys** is the numerical value followed by the symbol ST as shown on Diagram 5 of By-law 1178-2019;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** for each level of the **building** above ground are shown on Diagram 5 of By-law 1178-2019;



- (I) Despite (F) and (G) above and Regulation 40.5.40.10(4), 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;
- (J) Despite (H) above and Clause 40.10.40.60, 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, wheelchair ramps, underground garage ramps, fences, retaining walls and landscape features;
- (K) Despite (H) above and Clause 40.10.40.60, the following are permitted to encroach into a required **building setback** up to 1.8 metres:
- (i) balconies and associated elements;
- (L) Despite (K) above, no portion of any balcony may be located on a main wall that is within 10 metres of a **lot line** abutting a **lot** in the Residential Zone category;
- (M) Regulation 40.5.40.70(1) does not apply to portions of the **building** located below-ground;
- (N) Regulations 200.15.40.10.40.1(1), 40.10.40.10(5), 40.10.40.60(1)(C), 40.10.40.80(2), 40.10.50.10(3), 40.10.90.10(1)(B) and (C), and 40.10.100.10(1)(A) do not apply;
- (O) Despite Regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 111 **parking spaces** for tenants of **dwelling units**;
  - (ii) A minimum of 19 **parking spaces** for visitors of **dwelling units**;
  - (iii) A minimum of 3 **parking spaces** for non-residential uses; and
  - (iv) The number of required **parking spaces** for tenants of **dwelling units**, pursuant to regulation (O)(i) above, can be reduced at a rate of 4 parking spaces for each car-share **parking space** provided, and the maximum reduction permitted is 8;
- (P) Accessible **parking spaces** must be provided and maintained in accordance with the following:
- (i) of the parking spaces required by (O) above, a minimum of 5 must be provided as accessible **parking spaces**;
  - (ii) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.9 metres;
    - (c) vertical clearance of 2.1 metres; and
    - (d) the minimum width required by (b) above may be obstructed by a 1.5 metres wide accessible barrier free aisle if the aisle extends the entire length of the accessible **parking space**;
  - (iii) accessible **parking spaces** must be located on the same level as, and within 30 metres of a barrier free:
    - (a) entrance to the building; or
    - (b) passenger elevator that provides access to the first **storey** of the **building**;
  - (iv) for the purpose 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.
- (Q) Despite 40.10.100.10(1), a maximum of two **vehicle** accesses are permitted from **streets** which are not a major **street** on the Policy Areas Overlay Map;
- (R) Despite 40.10.90.40(1), **vehicle** access to a **loading space** may be from a **street**, if the **street** is not a major **street** on the Policy Areas Overlay Map;



- (S) Despite any existing or future severance, partition, or division of the lands shown on Diagram 1 of By-law 1178-2019, 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;
- (T) Despite Regulation 40.10.40.50(1), a minimum of:
- (i) 262 square metres of indoor **amenity space** must be provided; and
  - (ii) 274 square metres of outdoor **amenity space** must be provided;
- (U) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 percent of all **dwelling units** on the **lot** must be 2- or more bedroom **dwelling units**;
  - (ii) a minimum of 10 percent of all **dwelling units** on the **lot** must be 3- or more bedroom **dwelling units**; and
  - (iii) if the calculation of the number of required **dwelling units** pursuant to (U)(i) and (U)(ii) above results in a number with a fraction, the number is rounded down to the nearest whole number;
- (V) For the purpose of this exception:
- (i) "Car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable.
  - (ii) "Car-share **parking space**" means a **parking space** that is reserved and actively used for car-sharing and must be for the exclusive use of the residents of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1178-2019 ]

(194) Exception CR 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) On 170 Spadina Avenue and 1-7 Cameron Street, if the requirements of Section 9 and Schedule A of By-law 1548-2019(LPAT) are complied with, a building, structure, addition or enlargement may be erected or constructed in compliance with (B) to (M) below;
- (B) Despite Regulation 40.10.40.40(1), the **gross floor area** of the **mixed use building** must not exceed 12,650 square metres, of which a maximum of 450 square metres may be used for non-residential uses;
- (C) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure**, is the distance between the Canadian Geodetic Datum elevation of 92.25 metres and the elevation of the highest point of the **building**;
- (D) Despite Regulation 40.10.40.10(2), the height of a **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol HT as shown on Diagram 7 of By-law 1548-2019(LPAT);
- (E) Despite (C) and (D) above, the following projections are permitted above the maximum height as shown on Diagram 7 of By-law 1548-2019(LPAT):
- (i) elements and **structures** identified in (G)(i) below, which may project a maximum of 1.1 metres;
  - (ii) **structures** on any roof used for outside or open-air recreation, maintenance, safety or wind protection purposes, landscape garden amenities, **green roofs**, parapets, terrace guards, landscape planters, vents, stacks, ladders which may project a maximum of 1.1 metres;
  - (iii) privacy fencing between units which may project a maximum of 2.1 metres; and
  - (iv) window washing equipment may project a maximum of 3.0 metres;
- (F) Despite Regulations 5.10.40.70(1) and (4), and 40.10.40.70(2), the minimum required **building setbacks** for each level of the **building** are as shown on Diagram 7 of By-law 1548-2019(LPAT);



- (G) Despite Clause 40.10.40.60 and (F) above, the following are permitted to encroach into a required **building setback** up to 1.6 metres:
- (i) cornices, lighting, fixtures, awnings, canopies, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balconies, balustrades, railings, wheel chair ramps, vents, fences, screens, landscape and public art features, planter boxes and exhaust vents;
  - (ii) elements and **structures** identified in (E)(ii) and (iii) above; and
  - (iii) notwithstanding i and ii above, nothing shall encroach into the area identified by hatched shading on Diagram 7 to By-law 1548-2019(LPAT);
- (H) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of:
- (i) 1.2 square metres of indoor **amenity space** per **dwelling unit**; and
  - (ii) 2.0 square metres of outdoor **amenity space** per **dwelling unit**;
- (I) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.15 **parking spaces** per **dwelling unit** for residents;
  - (ii) a minimum of 0.06 **parking spaces** per **dwelling unit** for residential visitors; and
  - (iii) no parking is required for non-residential uses;
- (J) Despite Regulation 200.5.1.10(2), a **parking space**, accessed by a one-way or two-way **drive aisle** having a minimum width of 6.0 metres, may:
- (i) be obstructed on one or two sides in accordance with Regulation 200.5.1.10(2) ; and
  - (ii) must have the following minimum dimensions:
    - (a) Length – 5.6 metres;
    - (b) Width – 2.6 metres; and
    - (c) Vertical clearance – 2.0 metres;
- (K) Despite (J) above, up to ten (10) percent of the **parking spaces** provided 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;
- (L) A minimum of 37 percent of the total **dwelling units** on the **lot** must contain two bedroom in accordance with Schedule A of By-law 1548-2019(LPAT); and
- (M) A minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms in accordance with Schedule A of By-law 1548-2019(LPAT);

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1548-2019(LPAT) ]

(195) Exception CR 195

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

Site Specific Provisions:

- (A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the Residential Zone category is 9.5 metres;
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

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



(196) Exception CR 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) On 55-61 Charles Street East, if the requirements of Section 5 and Schedule A of By-law 1184-2019 are complied with, an **apartment building** may be constructed, used or enlarged in compliance with Sections (B) to (R) below;
- (B) Despite regulations 40.5.1.10(3) and 40.10.40.40(1), the permitted maximum **gross floor area** of the **apartment building** is 45,000 square metres;
- (C) For the purpose of this exception, an **apartment building** may include a **public parking** use and any portion of the **building** below ground used for such purpose is excluded from the calculation of **gross floor area**;
- (D) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 114.7 metres and the highest point of the **building** or **structure**;
- (E) Despite regulations 40.5.40.10(4) and (5), and 40.10.40.10(1), the permitted maximum height of any **building** or **structure**, including any mechanical penthouse containing equipment and **structures** used for the functional operation of the **building** described in 40.5.40.10(4), is the height in metres specified by the number following the HT symbol as shown on Diagram 3 of By-law 1184-2019;
- (F) Despite regulations 40.5.40.10(4) to (7) and (E) above, the following elements of a **building** may project above the permitted maximum height in Diagram 3 of By-law 1184-2019;
  - (i) equipment used for the functional operation of the building including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents may project above the height limits to a maximum of 2.0 metres;
  - (ii) architectural features, parapets, and elements and structures associated with a **green roof** may project above the height limits to a maximum of 1.0 metre;
  - (iii) building maintenance units and window washing equipment may project above the height limits to a maximum of 6.5 metres;
  - (iv) planters, landscape features, guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 2.5 metres; and
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 3.0 metres;
- (G) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is 48;
- (H) For the purposes of regulation (G) above and regulation (K), the following portions of a **building** are not a **storey**:
  - (i) a partial mezzanine level located above the first floor and below the second floor of a **building**, limited in use to areas used for the functional operation of the **building** and access thereto, or the second level of **dwelling units** which contain two levels; and
  - (ii) an upper and lower mechanical penthouse level located above the 48th **storey**, the lower level of which may include **amenity space**;
- (I) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 25 percent of the total number of **dwelling units**, excluding any rental replacement **dwelling units**, must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units**, excluding any rental replacement **dwelling units**, must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) for the purpose of this regulation (I), the phrase "rental replacement **dwelling unit**" means one of the 100 rental **dwelling units** erected on the lands, as referenced in Schedule A of By-law 1184-2019 and secured by an agreement pursuant to Section 37 of the Planning Act;
- (J) Despite regulations 40.5.40.70 and 40.10.40.70(1), the required minimum **building setbacks** for a **building** or **structure** are shown on Diagram 3 of By-law 1184-2019;



(K) Despite regulation 40.10.40.60 and regulation (J) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 1184-2019;

- (i) canopies and awnings may encroach up to a maximum of 3.0 metres;
- (ii) cornices, architectural elements, pilasters and eaves, window sills and light fixtures may encroach up to a maximum of 0.5 metres;
- (iii) stairs, stair enclosures, doors, wheelchair ramps, screens, site servicing features and underground garage ramps and associated structures stairs may encroach any **building setback**; and
- (iv) balconies and terraces located at and above the 9th **storey** may encroach up to a maximum of 1.5 metres only within the balcony projection areas shown on Diagram 3 of By-law 1184-2019;

(L) Despite regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of:

- (i) 2.14 square metres of indoor **amenity space** per **dwelling unit**; and
- (ii) 1.17 square metres of outdoor **amenity space** per **dwelling unit**;

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

- (i) a minimum of 0.2 **parking spaces** per **dwelling unit** must be provided for the use of residents of the **apartment building**;
- (ii) a minimum of 0.035 **parking spaces** per **dwelling unit** must be provided for visitors and public use, of which a minimum of 7 **parking spaces** must be provided for the exclusive use of visitors of the **apartment building** and the remainder may be used for the purpose of **public parking**; and
- (iii) a minimum of 2 **parking spaces** must be provided for car share vehicles;

For the purposes of this exception, "car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where the organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee which may or may not be refundable, and "car share **parking space**" means a **parking space** exclusively reserved and used for car share purposes where the **vehicle** is accessible to at least the occupants of the **building**;

(N) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 30 **parking spaces** may be obstructed on one side in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;

(O) Regulations 200.15.1.5(1) and 200.15.1(4) with respect to the location of accessible **parking spaces** do not apply;

(P) Despite regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided, the minimum width for each **bicycle parking space** is 0.45 metres;

(Q) Prevailing Sections 12(2) 80 and 12(2) 132 of former City of Toronto By-law 438-86 do not apply; and

(R) Article 600.10.10 Building Setback Overlay District "A", does not apply.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 80 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1184-2019 ]

**(197) Exception CR 197**

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 lands municipally known in the year 2018 as 25 King Street West, 199 Bay Street, 21 Melinda Street, 30 Wellington Street West, and 56 Yonge Street, if the requirements of Section 6 and Schedule A of By-law 1627-2019 are complied with, a **building** or **structure** may be erected and used in compliance with (B) to (LL) below;



- (B) The **lot** comprises the lands outlined by heavy lines and identified on Diagram 1 of By-law 1627-2019;
- (C) The existing **buildings, structures** and uses existing on the **lot** as of June 1, 2019 are permitted on the **lot** as shown on Diagram 3 of By-law 1627-2019;
- (D) Despite Regulation 40.10.20.20(1), **public parking, eating establishment, and take-out eating establishment** are permitted uses and are not subject to the specific conditions associated with the reference numbers for each use in Clause 40.10.20.100;
- (E) Despite Regulation 40.10.20.100(7), a maximum of 200 **parking spaces** above ground level in an automated parking system is permitted, and for the purpose of this exception:

"automated parking system" means a mechanical system for the purpose of parking and retrieving **vehicles** without drivers in the **vehicle** during parking and without the use of ramping or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of **vehicles** on parking pallets. Automated maneuvering of other **vehicles** may be required in order for **vehicles** to be parked or to be retrieved. Parking pallets will not conform to the **parking space** dimensions set out in By-law 569-2013, as amended;

- (F) Despite Regulations 40.5.1.10(3)(A), 40.10.40.40(1) and (2) the total **gross floor area** of the **buildings and structures** must not exceed a maximum of 368,100 square metres, of which:
  - (i) A maximum of 335,000 square metres of **gross floor area** may be occupied by office uses; and
  - (ii) A maximum of 80,000 square metres of **gross floor area** may be occupied by all other non-residential uses;
- (G) In addition to the exclusions listed in Clause 40.5.40.40, the **gross floor area** of a **building** is also reduced by the area in the **building** used for **public parking** and a **vehicle washing establishment** use below finished ground level;
- (H) Despite Regulations 40.10.40.70(1) and 40.10.40.80(1), the required minimum **building setbacks** and the required minimum separation distances between **main walls of buildings or structures** above ground is shown on Diagram 4 of By-law 1627-2019;
- (I) Despite Regulations 5.10.40.70(1), 40.5.40.60, 40.5.40.70(1)(A), 40.10.40.60, and Regulation (H) above, the following elements of a **building or structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
  - (i) 1.0 metre for window washing equipment;
  - (ii) 3.0 metres for lighting fixtures, cornices, sills, eaves, and parapets attached to a **building or structure**;
  - (iii) Lighting fixtures, railings, privacy screens, balustrades, bollards, stairs and related enclosures, safety railings, wind mitigation elements, trellises, guards, guardrails, security equipment, wheel chair ramps, air intakes and vents, ventilating equipment, **bicycle parking spaces**, bike share facilities, ornamental or architectural features including planters and water fountains, green energy and **renewable energy** elements, outdoor recreation and **amenity space** elements, and art installations may be located at ground level beyond the heavy lines shown on Diagram 4 of By-law 1627-2019;
  - (iv) 7.0 metres for canopies, including supporting **structures**;
  - (v) Despite Regulation (I) iv. of this Exception, a canopy including supporting **structures** is permitted within the area identified on Diagram 4 to By-law 1627-2019;
  - (vi) 0.4 metres for architectural fins, and solar shading devices, which may comprise non-**structure** vertical and/or horizontal elements, that are attached to and project from the **main walls** of the **building**; and
  - (vii) **structures**, elements and enclosures permitted by Regulation (M) of this Exception;
- (J) Despite Regulation (H) of this Exception, no portion of a **building or structure** may be located within the hatched area shown on Diagram 4 of By-law 1627-2019 as identified as "Regulation 4(J)", between finished ground level and a minimum vertical height of 6.0 metres or higher, with the exception of existing **buildings and structures** permitted by Regulation (C) and Regulation (I) iii., iv. and v. of this Exception;
- (K) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** must not exceed the height in metres as specified by the numbers following the symbol "HT" as shown on Diagram 4 of By-law 1627-2019;



- (L) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 84.25 metres to the elevation of the highest point of the **building** or **structure**;
- (M) Despite all of Clauses 40.5.40.10, 40.5.40.60, and 40.10.40.60, and Regulation (K) above, the following elements of a **building** or **structure** may project beyond the permitted maximum **building** height limits on Diagram 4 of By-law 1627-2019 as follows:
- (i) **Structures**, elements and enclosures permitted by Regulation (I) of this Exception;
  - (ii) Parapets to a maximum of 1.5 metres;
  - (iii) Canopy or trellis, including supporting **structure**, on a roof provided that the maximum height of such **structure** is no higher than 6.0 metres above such roof;
  - (iv) Window washing equipment and related **structures**, provided that:
    - (a) The maximum height is no higher than 16.0 metres above the permitted **building** heights of 286.0 metres and 280.0 metres as shown on Diagram 5 of By-law 1627-2019; and
    - (b) Except as provided in Regulation (M) iv. a) of this Exception, the maximum height is no higher than 8.0 metres above the height limits;
  - (v) **Structures** used for outdoor **amenity space** or open air recreation, wind screens, privacy screens or vestibules providing access to outdoor **amenity space** provided the maximum height of such elements is no higher than 5.0 metres above the height limits;
  - (vi) **Structures** on any roof used for maintenance, safety, or **green roof** purposes, **structures** and elements associated with green energy and **renewable energy** facilities, stairs and stair enclosures and vestibules provided such projections are limited to a maximum vertical projection of 6.0 metres above the permitted **building** heights;
  - (vii) Elevator machine rooms, and related **structures**, cooling towers, chimneys, vents, stacks, shafts, mechanical fans, elevators, mechanical screens, on any roof provided that:
    - (a) The maximum height is no higher than 16.0 metres above the permitted **building** heights of 286 metres and 280 metres as shown on Diagram 4 of By-law 1627-2019; and
    - (b) Except as provided in Regulation (M)(vii)(a) of this Exception, the maximum height is no higher than 8.0 metres above the height limits;
  - (viii) Architectural screens on the **building** roof provided such projections are limited to a maximum vertical projection of 16.0metres above the permitted **building** heights;
  - (ix) A communications tower, including structural and associated elements, provided that:
    - (a) The maximum vertical projection above the highest tower roof is no greater than 95.0 metres;
    - (b) The horizontal footprint must be no greater than 10.0 metres in width;
    - (c) The horizontal footprint must be no greater than 15 metres in length; and
    - (d) The related **structures** to support cables from the communications tower to the top of the roof may extend beyond the permitted horizontal footprint without height restrictions;
- (N) Despite Clause 40.5.80.1, and Regulations 200.5.1(2), 200.5.10.1(1)and (5), and 200.20.10(2), **parking spaces** must be provided on the **lot** as follows:
- (i) A minimum of 0.11 **parking spaces** per 100 square metres of **gross floor area** used for office uses above ground;
- (O) Despite Regulation 200.5.1.10(2), the **parking spaces** referred to in Regulation (N) of this Exception must have dimensions of not less than 5.3 metres in length and 2.55 metres in width, with the exception of **parking spaces** provided in an automated parking system;
- (P) Of the **parking spaces** required in Regulation (N) of this Exception, a maximum of 2 percent of the total **parking spaces** provided may be car-share parking spaces, and for the purpose of this exception:

"car-share" means the practice whereby a number of people share the use of one or more cars that are owned and operated by a profit or non-profit car-sharing organization, and where such



organization may require that the use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

"car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;

- (Q) Despite Regulation 200.5.1.10(13), other than **stacked parking spaces**, **parking spaces** provided in an automated parking system, and **tandem parking spaces**, all areas used for required **parking spaces** must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature;
- (R) Despite Section 200.15.1, **parking spaces** must be provided on the **lot** as accessible **parking spaces** as follows:
- (i) Each accessible parking space must have the following minimum dimensions:
    - (a) Length of 5.6 metres;
    - (b) Width of 3.4 metres;
    - (c) Vertical clearance of 2.1 metres;
  - (ii) An accessible barrier-free aisle or path of 1.5 metres in width is required along the entire length of one side of an accessible **parking space** and such aisle or path may be shared by two accessible **parking spaces**; and
  - (iii) An accessible **parking space** must be located within 25.0 metres of an entrance to an elevator lobby with 1 or more passenger elevator(s) that provide access to the first **storey** of the **building**;
- (S) Despite Regulation 200.15.10(1), clearly identified off **street** accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged in accordance with the following requirements if the total **parking space** requirement is 5 or more:
- (i) If the number of required **parking spaces** is less than 13, a minimum of 1 **parking space** must be provided as an accessible **parking space**;
  - (ii) If the number of required **parking spaces** is 13 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must be provided as an accessible **parking space**; and
  - (iii) If the number of required **parking spaces** is more than 100, 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 be provided as an accessible **parking space**;
- (T) Despite Regulations (R) and (S) of this Exception, the calculation of required accessible **parking spaces** in accordance with Regulation (S) above, does not include any **parking spaces** provided in an automated parking system;
- (U) Despite Clause 220.5.10.1, a minimum of 2 **loading spaces** Type "B" and 3 **loading spaces** Type "C", must be provided and maintained to serve all non-residential uses on the **lot**;
- (V) Despite Regulation 230.5.1.10(4)(A), the minimum dimensions of a **bicycle parking space** are:
- (i) A minimum length of 1.8 metres;
  - (ii) A minimum width of 0.45 metres; and
  - (iii) A minimum vertical clearance from the ground of 1.9 metres;
- (W) Despite Regulations 230.5.10.1(1) and (4), **bicycle parking spaces** are only required for **gross floor area** constructed after the date of the passing of By-law 1627-2019 as follows:
- (i) A minimum of 0.08 "short-term" **bicycle parking spaces** per 100.0 square metres of office **gross floor area** must be provided and maintained on the **lot**; and
  - (ii) A minimum of 0.3 "long-term" **bicycle parking spaces** per 100.0 square metres of office **gross floor area**, must be provided and maintained on the **lot**;
- (X) Regulation 5.10.30.20(2) with respect to **front lot lines** for **through lots**, does not apply;
- (Y) Regulations 40.10.20.100(1) and (2)(B) with respect to conditions for certain uses, do not apply;
- (Z) Regulation 40.10.20.100(17) with respect to conditions for a **retail service use**, does not apply;



- (AA) Regulations 40.10.40.1(2) and (5) with respect to principle **building** requirements do not apply;
- (BB) Regulation 40.10.40.50(2) with respect to the provision of outdoor **amenity space** does not apply;
- (CC) Regulations 40.10.90.40(1) and (3)(B) with respect to access to a **loading space** do not apply;
- (DD) Despite Regulations 40.10.100.10(1)(A), (B) and (C), a maximum of 2 **vehicle** accesses are permitted;
- (EE) Clause 150.100.20.1 with respect to general use requirements for an **eating establishment** does not apply;
- (FF) Regulation 200.5.1(3)(A) with respect to **drive aisle** widths does not apply for the existing **drive aisles** on June 1, 2019;
- (GG) Regulation 200.5.1.10(12)(B) and (C) with respect to vehicle access to a **building** with non-residential uses does not apply;
- (HH) Regulation 220.5.20.1(1)(A) with respect to access to a **loading space** does not apply;
- (II) Regulation 230.5.1.10(9)(A) with respect to the location of a "long-term" **bicycle parking space** does not apply;
- (JJ) Despite Regulation 230.5.10.1(1), no "long-term" **bicycle parking spaces** or "short-term" **bicycle parking spaces** are required to be provided for non-office uses;
- (KK) Regulation 230.40.1.20(2) with respect to the location of a "short-term" **bicycle parking space** does not apply;
- (LL) Section 600.10 Building Setback Overlay District Map does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86. [ By-law: 1627-2019 Under Appeal ]

(199) Exception CR 199

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

Site Specific Provisions:

- (A) On 2787 and 2791 Eglinton Avenue East, if the requirements of Schedule A and Section 5 of by-law 1689-2019 are complied with, five (5), **4-storey apartment buildings** may be constructed in compliance with (C) to (Q) below;
- (B) Despite regulation 40.10.20.40(1) **dwelling units** are permitted in an **apartment building**.
- (C) Despite regulation 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 162.36 metres and the highest point of the **building or structure**;
- (D) Despite regulation 40.5.40.10(3), (4) and (5) the following may project above the permitted maximum height:
  - (i) lighting fixtures, cabanas, planters, balustrades, bollards, trellises, parapets, privacy screens, safety railings, guardrails, chimneys, vents, stacks and exhaust stacks, and ornamental or architectural features may exceed the permitted maximum height as shown on Diagram 3 by a maximum of 2.0 metres; and
  - (ii) mechanical equipment such as heating and cooling stacks, air units, and an emergency generator may exceed the permitted maximum height as shown on Diagram 3 by a maximum of 4.0 metres;
- (E) Despite regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 50 percent;
- (F) Despite regulations 40.10.40.10(3) and 40.10.40.10(7), the permitted maximum height of the **buildings** is as shown on Diagram 3 of By-law 1689-2019;
- (G) Regulation 40.10.40.10(5) with respect to the minimum height of the first **storey**, does not apply;
- (H) Despite regulation 40.10.40.40(1) the combined **gross floor area** of the **apartment buildings** must not exceed 16,000 square metres;
- (I) A maximum of 182 **dwelling units** are permitted, of which a minimum of 10 percent must be 3-bedroom **dwelling units**;
- (J) Enclosed roof accesses are not considered a **storey**;
- (K) Despite regulation 40.10.40.50(1), no **amenity space** is required;



- (L) Despite clause 40.10.40.60, the following may encroach into the required minimum **building setbacks** and the minimum separation distance between **main walls** as shown on Diagram 3 of By-law 1689-2019:
- (i) cornices, sills, eaves, canopies, awnings, bay windows, retaining walls, structures and elements related to outdoor patios at grade and ornamental or architectural features may encroach to a maximum of 0.5 metres;
  - (ii) balconies and privacy screens may encroach to a maximum of 1.5 metres;
  - (iii) enclosed stairs and garbage storage areas may encroach to a maximum of 3.0 metres; and
  - (iv) unenclosed stairs may encroach to a maximum of 1.5 metres into the required minimum **building setback** to Danforth Road, a maximum of 2.0 metres into the required minimum **building setback** to Eglinton Avenue East and a maximum of 3.0 metres in all other locations.
- (M) Despite regulations 40.10.40.70 (3) and 40.10.40.80(2), the required minimum **building setbacks** and minimum separation distance between **main walls** are as shown on Diagram 3 of By-law 1689-2019;
- (N) A minimum of 203 **parking spaces** must be provided as follows:
- (i) A minimum of 176 **parking spaces** will be provided for residential uses.
  - (ii) A minimum of 27 **parking spaces** will be provided for visitors.
- (O) Despite regulation 200.5.1.10(5), **tandem parking spaces** are permitted on the **lot** but will not be deemed to satisfy the minimum parking requirements set out in Clause (N) above;
- (P) Despite Regulation 200.15.10(1), no accessible **parking spaces** are required on the **lot**.
- (Q) A minimum of 137 **bicycle parking spaces** must be provided and maintained on the **lot** as follows:
- (i) A minimum of 124 long-term **bicycle parking spaces**; and
  - (ii) A minimum of 13 short-term **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1689-2019 ]

(200) Exception CR 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) On 59 Richmond Street East, 114 Church Street and 120 Church Street, if the requirements of Section 8 and Schedule A of By-law 702-2021(OLT) are complied with, a **mixed use building** may be constructed in compliance with (B) to (Y) below;
- (B) Despite regulation 40.10.40.40(1), the total **gross floor area** of the **building** must not exceed a maximum of 38,200 square metres of which:
- (i) No more than 37,475 square metres may be residential uses ( **dwelling units**);
  - (ii) No more than 2,200 square metres may be for non-residential uses;
  - (iii) A minimum of 680 square metres shall be for non-residential uses; and
  - (iv) No residential **gross floor area** shall be located above a Canadian Geodetic Datum Elevation of 230.69 metres;
- (C) In addition to the **building** elements listed in regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the areas in a **building** used for **public parking**;
- (D) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 86.24 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite clause 40.10.40.10(1) and regulation 40.5.40.10(4), the height of the **building** or **structure**, including a mechanical penthouse, must not exceed the height in metres specified by the numbers following "HT", as shown on Diagram 3 of By-law 702-2021(OLT);
- (F) Despite regulations 40.5.40.10(4), 40.5.75.1(2), (5) and (6), and (E) above the following elements of a **building** may project above the height limits shown on Diagram 3 of By-law 702-2021(OLT);
- (i) **structures** on the roof of any part of the **building** used for fencing, **green roof** elements, parapets, masonry piers, landscape features including seating elements and BBQ counters,



- boiler vents, air intake fans, vents, elevator overruns, partitions dividing outdoor recreation areas, roof drainage, thermal insulation or roof ballast to a maximum of 1.9 metres;
- (ii) **structures** on the roof of any part of the **building** used for architectural elements, exhaust flues, landscape features and walls or **structures** enclosing such elements, planters for trees and vegetation, safety railings and fences, stair towers, structures housing a pool or spa maintenance or operational equipment and swimming pools (elevated or otherwise) to a maximum of 2.75 metres; and
  - (iii) **structures** on the roof of any part of the **building** used for outside or open air recreation, wind mitigation elements, public art features, telecommunications equipment and antennae, window washing equipment, trellises, life safety equipment, lightning rods, above-ground parts of a geo-energy device, **cogeneration energy** devices to a maximum of 4.0 metres;
- (G) Despite regulation 40.10.40.10(7) the permitted maximum number of **storeys** in a **building** on the **lot** is 45 **storeys**, excluding the mechanical penthouse;
- (H) Despite clause 40.5.40.70 and regulations 40.10.40.70(1) and 40.10.40.80(1), the required minimum **building setbacks** and minimum distance between **main walls** must be provided as shown on Diagram 3 of By-law 702-2021(OLT);
- (I) Despite clause 40.10.40.60 and regulation (H) above, the following elements of a **Building** may encroach into a required **building setback** a maximum of:
- (i) 0.4 metres for masonry piers located in the portion of Diagram 3 of By-law 702-2021(OLT) marked as areas A, B, and C;
  - (ii) 0.5 metres for window frame surrounds, masonry piers, panels at spandrels and soffits;
  - (iii) 1.0 metres for acoustic screens and features, lighting fixtures, terraces, terrace guards, window sills, cladding, guardrails, balustrades, railings, planters, monuments, retaining walls, fences, screens, wind mitigation screens and features, patios;
  - (iv) 2.0 metres for cornices, parapets, finials, or architectural elements, trellises and arbors, eaves, masonry, pilasters, decorative features, stairs, stair enclosures, stair landings; and
  - (v) 2.6 metres for window washing equipment, awnings, canopies, weather protection canopies, supportive columns, wheel chair ramps, vents, stacks, underground garage ramps and associated **structures**, underground garage stair enclosures, landscape and public art features;
- (J) Despite regulation 40.5.40.60(1), a canopy, awning or similar **structure** may be located more than 5.0 metres above the elevation of the ground directly below it;
- (K) Despite regulation 40.5.40.70(1)(A), a **building** may be located closer than 3.0 metres from the original centreline of a **lane**;
- (L) Article 600.10.10 with respect to **Building Setbacks** does not apply;
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 0.17 **parking spaces** per **dwelling unit** for residents; and
  - (ii) A minimum of 29 **parking spaces** for visitors of the **dwelling units** and non-residential uses and may be located in a **public parking garage** on the **lot**;
- (N) Of the **parking spaces** required in Regulation (M) above, a maximum of 5 such **parking spaces** may be car-share parking spaces, and for each car-share parking space provided, the minimum number of **parking spaces** may be reduced by 4 **parking spaces**;
- (O) Despite Section 200.15.1, of the **parking spaces** required by (M) above, a minimum of 4 **parking spaces** must be provided as accessible parking spaces, which must meet the following requirements:
- (i) The minimum required dimensions for an accessible **parking space** are 5.6 metres in length, 3.9 metres in width and 2.1 metres of vertical clearance;
- (P) Despite regulation 200.5.1.10(2) ten **parking spaces** may have a minimum width of 2.4 metres, a minimum length of 5.4 metres, and a minimum height of 1.7 metres with or without obstructions;
- (Q) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (R) Despite regulation 230.5.1.10(4), **stacked bicycle parking spaces** must have a minimum length of 1.6 metres, a minimum width of 0.37 metres and a vertical clearance of 1.2 metres;



- (S) Regulation 230.40.1.20(2), with respect to the location of "short-term" **bicycle parking spaces**, does not apply;
- (T) Despite regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** may be permitted on the third floor;
- (U) Despite Regulation 40.10.40.50, **amenity space** must be provided and maintained for the **dwelling units** at a minimum rate of 3.9 square metres per **dwelling unit**, of which:
  - (i) A minimum of 600 square metres of outdoor **amenity space** must be provided, of which no more than 25 percent may be a **green roof**; and
  - (ii) Indoor **amenity space** must be located in a multi-purpose room or rooms, at least one of which shall contain a kitchen and a washroom;
- (V) A minimum of 15 percent of **dwelling units** must contain at least two bedrooms, of which 50 percent must have a minimum **gross floor area** of 87 square metres;
- (W) A minimum of 10 percent of **dwelling units** must contain at least three bedrooms, of which 50 percent must have a minimum **gross floor area** of 100 square metres;
- (X) Despite regulation 220.5.10.1, a minimum of one Type "G" **loading space** and two Type "C" **loading spaces** must be provided on the **lot**; and
- (Y) Regulation 40.5.40.10(5) with respect to Limits on Elements for Functional Operation of a **Building** does not apply;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 702-2021(OLT) ]

(201) Exception CR 201

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(202) Exception CR 202

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(203) Exception CR 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) On 2779-2781 Yonge Street, 15-17 & 19-21 Strathgowan Avenue, if the requirements of Section 10 and Schedule A of By-law 897-2020(LPAT) are complied with, **buildings** and or **structures** may be erected or constructed in compliance with (B) to (T) below;
- (B) Despite regulation 40.10.40.1(1), residential use portions of the **mixed use building** may be located on the same level as the non-residential use portions;
- (C) Despite regulation 40.10.40.40(1), the maximum **gross floor area** on the **lot** must not exceed 13,300 square metres, provided:
  - (i) the residential **gross floor area** must not exceed 12,750 square metres;



- (ii) the non-residential **gross floor area** must not exceed 550 square metres;
- (D) Despite regulations 40.5.40.10(1) and (2) the height of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum elevation of 165.27 metres and the highest point of the **building** or **structure**;
- (E) Despite 40.10.40.10(5), the minimum height of the first **storey** is 3.3 metres;
- (F) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters HT as shown on Diagram 7 of By-law 897-2020(LPAT);
- (G) Despite clause 40.5.40.10 and (F) above:
  - (i) **structures** used for maintenance, safety, or **green roof** purposes, chimneys, vents, stacks, shafts, mechanical fans, elevators, elevator machine rooms, and related structural elements wind screens, parapets, awnings, guard rails, railings and dividers, **structures** for outside or open air recreation, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, terraces, lightning rods, light fixtures, architectural features and screens and **landscaping** elements may exceed the applicable height limits shown on Diagram 7 of By-law 897-2020(LPAT) by a maximum of 2.0 metres; and
  - (ii) window washing equipment may exceed the applicable height limits shown on Diagram 7 of By-law 897-2020(LPAT) by a maximum of 5.0 metres;
- (H) Despite regulation 40.10.40.70(2), the minimum above ground **building setbacks** for each level of the **building** are as shown on Diagram 7 of By-law 897-2020(LPAT);
- (I) Despite (H) above and clause 40.10.40.60, **building** elements are permitted to encroach into the required **building setbacks** as follows:
  - (i) eaves, cornices, window sills, light fixtures, ornamental elements, guardrails, columns, balconies, balcony dividers, bollards, wheelchair ramps, stairs, stair enclosures, landscape planters and other similar architectural projections may encroach a maximum distance of 2.0 metres;
- (J) Despite clause 40.10.40.60 and subsections (F) and (H) above, a bay window, box window or other window projection from a **main wall** of a **building**, which increases floor area or enclosed spaces, may project into the minimum required **building setbacks** shown on Diagram 7 up to 1.3 metres, provided the projections in total do not occupy more than 65 percent of the length of the **lot frontage** at each **storey** above the 2nd **storey**;
- (K) Despite regulation 40.10.40.50(1), a minimum of 2.0 square metres of indoor **amenity space**, and 2.0 square metres of outdoor **amenity space** for each **dwelling unit** must be provided;
- (L) For the purpose of this exception, a maximum of 45 square metres of **interior floor area** of one guest suite may be included for the purposes of satisfying the indoor **amenity space** required by (K) above;
- (M) Despite Table 200.5.10.1, a minimum of 105 residential **parking spaces** shall be provided for **dwelling units** in a **mixed use building**;
- (N) Despite Table 200.5.10.1, a maximum of 155 residential **parking spaces** may be provided for **dwelling units** in a **mixed use building**;
- (O) Despite Table 200.5.10.1, a minimum of 9 **parking spaces** shall be provided for visitors of the residential **dwelling units** in a **mixed use building**;
- (P) Despite Table 200.5.10.1, a minimum of 5 **parking spaces** must be provided for non-residential uses;
- (Q) Despite 20.15.10(1), a minimum of 6 accessible **parking spaces** must be provided in a **mixed use building**;
- (R) Despite 200.5.1.10(2), a maximum of 4 compact **parking spaces** may be provided in a **mixed use building**, having the following minimum dimensions:
  - (i) length of 5.0 metres;
  - (ii) width of 2.6 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (S) Despite clause 220.5.10.1, **loading spaces** must be provided and maintained on the lands as follows:
  - (i) one (1) shared type "G" and type "B" **loading space**; and
- (T) Prevailing Section 12(2) 107 of former City of Toronto By-law 438-86 does not apply.



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86. [ By-law: 897-2020(LPAT) ]

(204) Exception CR 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 3450 Dufferin Street, if the requirements of Section 8 and Schedule A of By-law 687-2020(LPAT) are complied with, a **building, structure**, addition or enlargement may be constructed or used if it complies with (B) to (CC) below.
- (B) Despite regulation 40.10.20.40 (1) (B), a **Mixed Use Building** is a permitted **building** type for **dwelling units**.
- (C) A minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms, provided that 10 percent need not be provided in each individual **building**.
- (D) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** or **structures** is 63,689 square metres, of which:
  - (i) The minimum required non-residential **gross floor area** is 520 square metres; and
  - (ii) The permitted maximum residential **gross floor area** is 63,169 square metres.
- (E) A Child Care Facility provided as part of a Section 37 agreement will not be considered **gross floor area**.
- (F) An enclosed transformer vault or utility room located within the ground floor will not be considered **gross floor area**.
- (G) Despite regulation 40.10.40.10(2) the permitted maximum height of any **building** or **structure** the ground floor and above is the numerical value, in metres, following the letters "HT" on Diagram 5 of By-law 687-2020(LPAT).
- (H) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in any **building** is specified by the numbers following the symbol ST on Diagram 5 of By-law 687-2020(LPAT).
- (I) The permitted maximum number of **storeys** shall not include a mezzanine level located between the first **storey** and the second full **storey** of a **building** provided that the **gross floor area** of the mezzanine level shall not exceed 50 percent of the **gross floor area** of the first **storey** in the **building**.
- (J) Despite (G) and (H) above, the permitted maximum height of any **building** or **structure** may not exceed the geodetic heights for each **building** as follows:
  - (i) 278.5 metres above Canadian Geodetic Vertical Datum 1928 for the westernmost **building** with a maximum height of 87.5 metres shown on Diagram 5 of By-law 687-2020(LPAT);
  - (ii) 284.4 metres above Canadian Geodetic Vertical Datum 1928 for the centre **building** with a maximum height of 93.4 metres shown on Diagram 5 of By-law 687-2020(LPAT); and
  - (iii) 266.1 metres above Canadian Geodetic Vertical Datum 1928 for the easternmost **building** with a maximum height of 75.1 metres shown on Diagram 5 of By-law 687-2020(LPAT).
- (K) Where a conflict exists between the permitted maximum height and the permitted maximum geodetic height, the lesser height prevails.
- (L) Despite (G), (H) and (I) above and regulations 40.5.40.10(4), (5), (6) and (7), the following **building** elements and **structures** are permitted to extend above the heights shown on Diagram 5 of By-law 687-2020(LPAT) or the geodetic heights in (J) above, as applicable:
  - (i) Mechanical penthouses are permitted to a maximum height of 7.0 metres and may extend above the maximum number of **storeys**;
  - (ii) Architectural features such as parapets, screen walls, and spires are permitted to a maximum height of 10.0 metres;
  - (iii) Those **building** elements which must necessarily be located above the mechanical penthouse such as window washing equipment, chimneys, boiler flues and stacks; and (iv) For clarity, the vertical extension permitted in (L)(i) and (ii) above may not be combined.



- (iv) For clarity, the vertical extension permitted in (L)(i) and (ii) above may not be combined.
- (M) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 5 of By-law 687-2020(LPAT).
- (N) Despite (M) above, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 5 of By-law 687-2020(LPAT):
  - (i) Architectural projections may encroach up to 0.75 metres;
  - (ii) Balconies may encroach up to 1.8 metres; and
  - (iii) Balconies may not be placed within 3 metres of the outermost corner of a **building**.
- (O) No portion of a **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot**, measured at a line parallel to and at a height of 24 metres above a **lot line** abutting Dufferin Street.
- (P) For the purposes of item (O) above, the **lot line** abutting Dufferin Street is shown as a dashed line on Diagram 3.
- (Q) Where a conflict exists between the permitted height shown on Diagram 5 of By-law 687-2020(LPAT), including any vertical extension beyond, and the **angular plane** described in (O), the **angular plane** prevails.
- (R) Despite regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.0 square metres for each **dwelling unit**, of which:
  - (i) At least 1.5 square metres per **dwelling unit** is indoor **amenity space**;
  - (ii) At least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) No more than 25 percent of the outdoor component may be a **green roof**.
- (S) Despite Regulation 970.10.15.5(5), **parking spaces** must be provided in accordance with the following minimum rates: [ By-law: 89-2022 ]
- (T) All required **parking spaces** must be provided below-ground with the exception of surface **parking spaces** used for short term parking and delivery, which must be clearly identified and marked for that purpose.
- (U) A surface **parking space** must be set back a minimum of 3.0 metres from any **lot line** abutting a **street**.
- (V) 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;
  - (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, which can be shared between two adjacent accessible **parking spaces**.
- (W) Despite 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**.
- (X) Despite clause 220.5.10.1, a minimum of 1 Type "C" **loading space** and a minimum of 3 Type "G" **loading spaces** must be provided and maintained on the **lot**.
- (Y) Despite regulation 230.5.1.10 (11), bicycle parking must be provided as follows:
  - (i) A minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 long-term **bicycle parking space** per **dwelling unit** and 0.1 short-term **bicycle parking space** per **dwelling unit**;
  - (ii) A minimum of 3 plus 0.3 **bicycle parking spaces** for each 100 square metres of **interior floor space** for short-term bicycle parking used for a retail store; and
  - (iii) A minimum of 0.2 **bicycle parking spaces** for each 100 square metres of **interior floor space** for long-term bicycle parking used for a **retail store**.



(Z) Despite regulation 230.5.1.10(4), if a staggered and **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.375 metres.

(AA) Despite regulation 40.10.100.10, two **vehicle** accesses are permitted to the **lot**.

(BB) The permitted maximum **gross floor area** of individual floor levels is as follows:

- (i) The floorplate of the 29- **storey** tower shown on Diagram 5 of By-law 687-2020(LPAT) must have a maximum **gross floor area** of 800 square metres; and
- (ii) The floorplates of the 23 and 27- **storey building** shown on Diagram 5 of By-law 687-2020(LPAT) must each have a maximum **gross floor area** of 750 square metres.
- (iii) Regulation (BB) above does not apply to the podium portion of any **building**, being the first 4 **storeys** above ground.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 687-2020(LPAT) ]

(205) Exception CR 205

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 30200;
- (B) Former City of North York by-law 30205; and
- (C) Section 64.24(5) of North York zoning by-law 7625.

(206) Exception CR 206

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(207) Exception CR 207

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(85), former North York zoning by-law 7625

(208) Exception CR 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 1478-1496 Kingston Road, if the requirements in Section 9 and Schedule A of By-law 1409-2019 are complied with, a **building, structure**, addition or enlargement may be constructed or used if it complies with (B) to (T) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum total **gross floor area** is 15,200 square metres, of which:
  - (i) the permitted maximum residential **gross floor area** is 14,700 square metres; and
  - (ii) the permitted maximum non-residential **gross floor area** is 500 square metres;



- (C) Regulations 40.10.20.100(1) and (17) with respect to the permitted maximum **interior floor area** of all **eating establishments, take-out eating establishments and retail services** on a **lot** does not apply;
- (D) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 135.36 metres and the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters HT as shown on Diagram 5 of By-law 1409-2019;
- (F) Despite Clause 40.5.40.10 and (E) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 5 of By-law 1409-2019:
  - (i) lightning rods, wind screens, elevator overruns, vents and elements or **structures** on the roof used for open air recreation, safety and wind protection purposes to a maximum of 3.1 metres;
  - (ii) safety railings and privacy screens and dividers to a maximum of 1.8 metres;
  - (iii) **green roof** elements, parapets, roof access hatches to a maximum of 0.9 metres; and
  - (iv) window washing equipment;
- (G) Only the following uses and **building** elements are permitted above a height of 31.5 metres:
  - (i) areas used for the functional operation of the **building**, including mechanical equipment;
  - (ii) residential **amenity space**; and
  - (iii) elements listed in (F) above;
- (H) Despite Clause 40.10.40.60 and Regulations 40.5.40.60(1), 40.5.40.70(1), and 40.10.40.70(2), the required minimum **building setbacks** in metres are as shown on Diagram 5 of By-law 1409-2019;
- (I) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (H) above, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 5 of By-law 1409-2019:
  - (i) bay windows may project into the north **lot line building setback** to a maximum of 1.5 metres, between a height of 5.0 metres and 11.0 metres;
  - (ii) awnings, balconies, canopies and terraces to a maximum of 1.5 metres; and
  - (iii) pillars, cornices, light fixtures, ventilation shafts and railings, to a maximum of 0.5 metres;
- (J) Despite Regulation 40.10.50.10(3), no strip of land used only for **soft landscaping** is required along the part of the **lot line** abutting a **lot** in the Residential Zone category;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 172 **parking spaces** must be provided, of which a minimum of:
  - (i) 140 **parking spaces** must be provided for residents of **dwelling units**;
  - (ii) 29 **parking spaces** must be provided for the shared use of visitors to **dwelling units** and non-residential uses; and
  - (iii) 3 **parking spaces** must be provided as car-share **parking spaces**;
- (L) For the purposes of (K) above:
  - (i) car-share is the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) a car-share **parking space** is a **parking space** that is exclusively reserved and actively used for car-sharing;
- (M) Despite Article 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;
- (N) Despite Regulation 200.15.10(1), a minimum of 6 accessible **parking spaces** must be provided;



- (O) Despite Regulations 220.5.10.1(2) and (3), a minimum of one Type 'G' **loading space** must be provided;
- (P) Regulation 230.40.1.20(2), with respect to the location of "short-term" **bicycle parking spaces** relative to the building entrance, does not apply;
- (Q) For the purposes of this exception, the **lot** comprises those lands shown on Diagram 1 attached to By-law 1409-2019;
- (R) Despite Regulation 40.10.40.1(1), a **dwelling unit** may be located on the first **storey** of the **building** if:
  - (i) the **dwelling unit** has direct access to a street which is not a major **street** on the Policy Area Overlay Map; or
  - (ii) the **dwelling unit** is located to the rear of the non-residential uses on the first **storey**;
- (S) Despite Regulation 40.10.40.10(5), with respect to the minimum height of the first **storey**, does not apply to **dwelling units** on the first **storey** permitted by (R) above; and
- (T) Despite Regulation 200.15.1.5(1), accessible **parking spaces** may be located in the **basement** parking levels.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1409-2019 ]

(209) Exception CR 209

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 28482.

(210) Exception CR 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:

Site Specific Provisions:

- (A) On 2433 Dufferin Street, a **mixed-use building** is permitted in accordance with (B) to (T) below:
- (B) Despite regulation 40.10.40.10 (7)(B), the permitted maximum number of **storeys** is 8;
- (C) Despite regulation 40.10.40.40(1) the permitted maximum **gross floor area** is 9,665, square metres provided that:
  - (i) the maximum residential **gross floor area** is 9465 square metres; and
  - (ii) the maximum non-residential **gross floor area** is 200 square metres;
- (D) Despite regulations 40.10.40.10(2) and 40.10.40.10(7) the permitted maximum height of the **building** is the height in metres and **storeys** specified by the numbers following the "HT" and "ST" symbols on Diagram 3 attached to By-law 545-2020(LPAT);
- (E) Despite regulation 40.10.40.70(2) the required minimum **building setbacks** are as shown on Diagram 3 attached to this By-law 545-2020(LPAT);
- (F) Despite regulation 40.10.40.50(1)(C) a minimum of 250 square metres of indoor **amenity space** and 150 square metres of outdoor **amenity space** must be provided;
- (G) Despite clause 220.5.10.1 **loading spaces** must be provided as follows:
  - (i) 1 Type "G";
- (H) Despite Table 200.5.10.1 the minimum number of required **parking spaces** is as follows:
  - (i) a minimum of 70 **parking spaces** for the **dwelling units**;
  - (ii) a minimum of 15 **parking spaces** for residential visitors; and
  - (iii) no **parking spaces** for non-residential uses;
- (I) Despite regulation 200.5.1.10(2), 1 **parking space** may have a minimum width of 2.4 metres, a minimum length of 5.4 metres, and a minimum height of 1.7 metres without obstructions.



(J) Despite (E) above and regulation 40.10.40.60(1), the following elements of a **building** are permitted to encroach into the required **building setbacks** shown in Diagram 3 of By-law 545-2020(LPAT) as follows:

- (i) on the north side, 1.5 metres for terraces on the 1st (ground) **storey** only, and 0 metre for balconies above the ground;
- (ii) on the east side, 1.5 metres for balconies on the 2nd to 7th **storeys**;
- (iii) on the south side, 1.0 metre for terraces on the 1st (ground) **storey** and for balconies on the 2nd and 3rd **storeys**;
- (iv) on the south side, 1.5 metres for structural columns on the 1st (ground) and 2nd **storeys** and for **structures** on the 3rd **storey** to support and screen the balconies above;
- (v) on the west side, 0.5 metre for balconies on the 2nd to 5th **storeys** and for architectural features on the 5th to 7th **storeys**; and
- (vi) on the west side, a maximum 3 metre continuous canopy over the 1st (ground) floor;

(K) Despite (D) above and clause 40.5.40.10, the following elements of a **building** are permitted to exceed the maximum height limits as follows:

- (i) a parapet to a maximum of 1.5 metres; and
- (ii) roof drainage, thermal insulation or roof ballast, safety railings and fences, lighting fixtures, stair enclosures, terraces, trellises or privacy screens, located at each of the roof levels of the **building**, provided the maximum vertical distance of the **structures** do not exceed 3.0 metres;

(L) Despite regulations 40.5.40.10 (4) and (5) equipment or **structures** used for the functional operation of the **building** and **structures** that enclose, screen or cover the equipment or **structures** and may project beyond the height limits to a maximum projection of 3.0 metres;

(M) The required minimum height of the non-residential space on the first **storey** is 4.5 metres;

(N) Despite regulation 40.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 172.60 metres and the highest point of the **building**;

(O) The permitted maximum Floor Space Index is 4.80;

(P) The permitted maximum number of **dwelling units** is 99;

(Q) A minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;

(R) The minimum required number of **bicycle parking spaces** is as follows:

- (i) a minimum of 107 'long-term' **bicycle parking spaces** for the **dwelling units**;
- (ii) a minimum of 14 'short-term' **bicycle parking spaces** for residential visitors; and
- (iii) a minimum of 5 **bicycle parking spaces** for non-residential uses;

(S) Despite regulation 40.10.1.10, residential uses may be located on the ground floor level with the commercial use;

(T) Despite regulation 40.5.40.40(3), the **gross floor area** of the **building** can be reduced by 40.5.40.40(3)(A) to 40.5.40.40(3)(I), and by floor openings located on the second floor.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[By-law 545-2020(LPAT)]

(211) Exception CR 211

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(212) Exception CR 212



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

Site Specific Provisions:

- (A) On the portion of lands at 777 Victoria Park Avenue subject to this By-law, a **building, structure**, addition or enlargement may be erected or used if it complies with (B) to (DD) below.
- (B) For the purposes of this exception, the **lot** is defined as the lands outlined by heavy black lines on Diagram 1 attached to By-law 1653-2019.
- (C) Despite regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), the only permitted non-residential uses are:
  - (i) **community centre**;
  - (ii) **day nursery**;
  - (iii) **public parking**, provided it is located below ground; and
  - (iv) the non-residential uses listed in (L)(ii) below provided:
    - (a) the use is located in Area A, as shown on Diagram 1 attached to By-law 1653-2019; and
    - (b) any **eating establishment** may have a maximum of 6 percent of the total **interior floor area** up to a maximum of 50 square metres for dance floor, stage, teletheatre gambling, disc jockey, sound room, areas dedicated to recreational activities, and any other entertainment area, and all uses must be entirely in the **building** with the **eating establishment**.
- (D) Any non-residential use permitted by (C)(i)(ii) or (iv) must front Victoria Park Avenue;
- (E) The permitted maximum **building** height must not exceed the height in metres specified by the numbers following the symbol HT as shown on Diagram 6 attached to By-law 1653-2019.
- (F) Despite regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 124.0 metres and the elevation of the highest point of the **building** or **structure**.
- (G) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** in metres are as shown on Diagram 6 of By-law 1653-2019.
- (H) Despite regulation 40.10.40.70(2):
  - (i) no **building** or **structure**, except the **structures** identified in (W) below, may penetrate a 45 degree **angular plane** projected from the average elevation of the ground along a **lot line** of a Residential Zone category **lot**; and
  - (ii) no **building** or **structure**, except the **structures** identified in (W) below, in Area B, as shown on Diagram 1 attached to By-law 1653-2019, may penetrate a 45 degree **angular plane**, measured at a line parallel to and at a height of 24 metres above a **lot line** that abuts Victoria Park Avenue.
- (I) In Area A, as shown on Diagram 1 attached to By-law 1653-2019, the permitted maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, above a height of 24.0 metres is 750 square metres.
- (J) In Area B, as shown on Diagram 1 attached to By-law 1653-2019, the portions of a **building** or **structure** located above the first seven **storeys** of the **building** must be set back a minimum of 3 metres from the **main wall** from the first to sixth **storeys** of the **building**.
- (K) Despite regulation 40.10.40.60(1), a platform or balcony attached to the **main wall** with a floor level higher than the floor level of the first **storey** of the **building**:
  - (i) must be located above the first three **storeys** of the **building** above-ground;
  - (ii) between the fourth and seventh **storeys** of the **building**, must not be located closer to a **lot line** than the **main wall** to which it is attached; and
  - (iii) above the first seven **storeys** of the **building**, may project a maximum of 1.5 metres from the **main wall** to which it is attached and must not project into the required at-grade setback shown on Diagram 6 attached to By-law 1653-2019;



- (L) The permitted maximum **gross floor area** of all **buildings** and **structures** on the lands is 41,000 square metres, excluding the area occupied by a **parking garage** or **public parking** below ground, as follows:
- (i) the permitted maximum **gross floor area** for residential uses is 39,350 square metres;
  - (ii) despite regulation 40.10.20.100, the combined permitted maximum **gross floor area** for retail, service and entertainment uses is 1,700 square metres and the combined minimum **gross floor area** is 300 square metres; retail, service and entertainment uses are limited to **art gallery, artist studio, automated banking machine, financial institution, eating establishment, massage therapy, medical office, outdoor patio, personal service shop, pet services, recreation use, retail service, retail store or take-out eating establishment**;
  - (iii) a minimum **gross floor area** of 425 square metres must be provided for **community centre** uses; and
  - (iv) a minimum **gross floor area** of 925 square metres must be provided for **day nursery** uses.
- (M) Despite regulation 40.10.40.1(1), all residential use portions of the **building** must be located above non-residential use portions of a **building**, other than:
- (i) residential lobby access; and
  - (ii) **dwelling units** located in the first **storey** of a **building** if the **dwelling units** have direct access to a **street**.
- (N) A minimum outdoor area of 347 square metres associated with the **day nursery** use must front onto Victoria Park Avenue and/or Denton Avenue, be provided contiguous with the **interior floor area** of the **day nursery** and must comply with the **building setbacks** identified on Diagram 6 attached to By-law 1653-2019.
- (O) Publicly-accessible open space comprising **landscaping** must be provided as follows:
- (i) a minimum of 450 square metres located in the north-west corner of the **lot**; and
  - (ii) a minimum of 140 square metres located in the south-west corner of the **lot**.
- (P) Despite regulation 40.10.100.10(1):
- (i) **vehicle** access to the **lot** may be from a **street** which is a major **street** on the Policy Areas Overlay Map; and
  - (ii) a maximum of two **vehicle** accesses are permitted, only one of which may be from a **street** which is a major **street**;
- (Q) Despite regulation 200.5.10.1(1), **parking spaces** must be provided, in accordance with the following:
- (i) A minimum of 0.38 **parking spaces** for each **dwelling unit** must be provided for the residents;
  - (ii) A minimum of 0.1 **parking spaces** for each **dwelling unit** must be provided for visitors to the **dwelling units**;
  - (iii) A minimum of 2 **parking spaces** must be provided for **community centre** uses;
  - (iv) A minimum of 2 **parking spaces** must be provided for **day nursery** uses;
  - (v) Car-share means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
  - (vi) Car-share **parking space** means a **parking space** that is exclusively reserved and actively used for car-sharing;
  - (vii) The minimum required parking for residents can be reduced by up to 4 **parking spaces** for each dedicated car-share space; and
  - (viii) The maximum allowable reduction in the minimum required parking for residents is calculated by 4 times (Total number of units / 60), rounded down to the nearest whole number; and
  - (ix) No **parking spaces** must be provided for retail, service and entertainment uses required in (L)(ii) above.



- (R) Despite regulation 40.5.80.1(1), a portion of the **parking spaces** required by regulations (Q)(i) and (ii) above may be provided for the shared use of residents, residential visitors, non-residential uses on the lands and other uses as part of a **public parking** use, up to a maximum equivalent to:
- (i) 40 percent of the minimum **parking spaces** required by regulations (Q)(i) above; and
  - (ii) 100 percent of the minimum **parking spaces** required by regulations (Q)(ii) above.
- (S) Despite 200.5.1.10(2), the **public parking parking spaces** permitted by regulation (R) above may have a minimum length of 5.2 metres, provided they are accessed by a **drive aisle** having a width of 7.0 metres or more.
- (T) Despite clause 220.5.10.1, **loading spaces** must be provided in accordance with the following:
- (i) A minimum of 1 Type "G" **loading space**; and
  - (ii) A minimum of 1 Type "C" **loading spaces**.
- (U) A minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms.
- (V) A minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms.
- (W) Despite regulation 40.5.40.10(4), equipment and structures located on the roof of a **building** may exceed the permitted maximum height for that **building** by 5.0 metres, subject to regulation (X) below:
- (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
  - (ii) **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities; and
  - (iii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above.
- (X) Despite regulation 40.5.40.10(5), equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building**, as permitted by regulation (W) above, must comply with the following:
- (i) the total area of all equipment, **structures**, or parts of a **building** may cover no more than 30 percent of the area of the roof, measured horizontally; and
  - (ii) if any equipment, **structures**, or parts of a **building** are located within 6.0 metres of a **lot line** abutting a **street**, their total horizontal dimension, measured parallel to the **street**, may not exceed 20 percent of the width of the **building's main walls** facing that **street**.
- (Y) Despite regulation 40.5.40.10(7), a parapet wall for a **green roof** may exceed the permitted maximum height for a **building** by 2.0 metres.
- (Z) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, is measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres.
- (AA) Despite regulation 40.5.80.10(1), a **parking space** must be on the same **lot** as the use for which the **parking space** is required.
- (BB) 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 and Diagram 2 of By-law 579-2017;
  - (iii) accessible **parking spaces** must be provided at the following minimum rates:
    - (a) if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof; and



- (b) if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**; and
- (iv) for the purpose of this exception, "accessible" means free of physical, architectural or design barriers that would restrict access of use to a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c.11.
- (CC) Despite regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.45 metres.
- (DD) Despite regulation 230.5.1.10(9), a required "long-term" **bicycle parking space** for **dwelling units** and uses other than **dwelling units** may be located:
  - (i) on the first **storey** of the **building**;
  - (ii) on the second **storey** of the **building**; or
  - (iii) on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50 percent of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1653-2019 ]

(213) Exception CR 213

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

Site Specific Provisions:

- (A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the Residential Zone category is 9.5 metres; and
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.24(2) of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(214) Exception CR 214

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

Site Specific Provisions:

- (A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the Residential Zone category is 9.5 metres; and
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

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

(215) Exception CR 215



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

Site Specific Provisions:

- (A) Despite regulations 40.10.40.10 (2), and 40.10.40.10 (3), the maximum height of a **building or structure** that has only commercial uses is one **storey**;
- (B) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building or structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (C) The minimum **building setback** from a **lot line** in the Residential Zone category is 9.5 metres; and
- (D) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

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

(216) Exception CR 216

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

Site Specific Provisions:

- (A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building or structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the Residential Zone category is 9.5 metres; and
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

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

(217) Exception CR 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) Despite regulation 40.10.40.10(2) the permitted maximum height of a **building or structure**, is specified by the numbers following the symbol HT, as shown on Diagram 4 attached to By-law 1543-2019;
- (B) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** of all **buildings and structures** on the **lot** must not exceed 4,800 square metres, of which:
  - (i) Residential uses must not exceed 4,680 square metres; and
  - (ii) Non-residential uses must not exceed 120 square metres;
- (C) Despite regulation 40.5.40.10(1), the height of the **building** is the distance between Canadian Geodetic Datum elevation of 171.11 metres and the elevation of highest point of the building;
- (D) Despite regulation 40.5.40.10(4) the following may project above the permitted maximum height:
  - (i) elevator overruns, mechanical penthouses, mechanical equipment, and stair enclosures a maximum of 6.1 metres to top of parapet; [ By-law: 193-2021 ]
  - (ii) terraces and balcony guards, elements of a green roof and insulation and roof surface materials, planters, railings, parapets, and ornamental architectural features, a maximum of 3.0 metres;



- (E) Regulation 40.10.40.1(1) does not apply, except that non-residential uses must be located on the first **storey** of the **mixed use building** and must be fronting on Bathurst Street, and a maximum of **two dwelling units** are permitted to front onto Bathurst Street.
- (F) Despite regulations 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 5 of By-law 1543-2019;
- (G) Despite regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) a **building** or **structure** complying with the **heights** and **setbacks** as shown on Diagram 4 and Diagram 5 of By-law 1543-2019 is permitted to penetrate the required 45 degree angular plane.
- (H) Regulation 40.10.50.10(2) with respect to fencing along the **lot line** between the Residential Zone category and the subject lands, does not apply;
- (I) Regulation 40.10.50.10(3) with respect to a minimum of 1.5 metres wide strip of **soft landscaping** along the **lot line** between the Residential Zone category and the subject lands, does not apply;
- (J) Despite Clause 200.5.1.10(12)(A) the **vehicle** entrance and exit for a two-way **driveway** into and out of the **building** will have a minimum width of 4.5 metres at the garage door and 4.7 metres along the ramp;
- (K) Despite Clause 200.15.1.5(1) accessible **parking spaces** must be provided below ground on the **lot**, and be located closest to an accessible elevator connected to the main pedestrian entrance to the **building**;
- (L) Despite regulation 230.5.10.1(4) and (5) a minimum of 23 long-term **bicycle parking spaces** and zero short-term **bicycle parking spaces** must be provided and maintained within the **building**;
- (M) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 25 percent of all **dwelling units** on the lot must be 2- or more bedroom dwelling units;
  - (ii) a minimum of 10 percent of all **dwelling units** on the lot must be 3- or more bedroom dwelling units; and
  - (iii) if the calculation of the number of required **dwelling units** pursuant to (i) and (ii) above results in a number with a fraction, the number is rounded down to the nearest whole number;
- (N) Regulation 40.10.40.50 (1)(B) with respect to a minimum of 40 square metres of outdoor **amenity space** required to be in a location adjoining or directly accessible to the indoor **amenity space**, does not apply.
- (O) Despite regulations 40.10.40.70(1)(A), 40.10.40.70(2)(A) and 40.10.40.70(4)(A) residential uses on the first **storey** shall be setback a minimum of 2.2 metres from the **front lot line**. [ By-law: 193-2021 ]
- (P) Despite regulations (F) above, 40.10.40.70(2), 40.10.40.60(1), and Diagram 5 of By-law 1543-2019, platforms, guards, parapets and landscape planters are permitted beyond the **building setbacks** in Diagram 5 of By-law 1543-2019 provided they do not project beyond the **main walls** located at the **storey** below. [ By-law: 193-2021 ]
- (Q) Despite regulation 40.10.40.10(5), the minimum required height of the first **storey** shall be 3.8 metres. [ By-law: 193-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1543-2019 ]

(218) Exception CR 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) On 625 and 627 Sheppard Avenue East, and 6, 8, 10 and 12 Greenbriar Road, if the requirements of Section 6 and Schedule A of By-law 258-2020(LPAT) are complied with, a **building, structure**, addition or enlargement may be erected or used in compliance with (B) to (S) below;
- (B) Despite regulations 40.5.40.10 (1) and (2), for the purpose of this exception, the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation 174.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulations 40.10.40.10(2) and (7), the permitted maximum height and permitted maximum number of **storeys** of a **building** or **structure** are as shown on Diagram 4, of By-law 258-2020(LPAT);



- (D) Despite regulations 40.5.40.10(3), (4), (5), (6), (7), and (C) above, the following elements of a **building** may project above the permitted maximum height in Diagram 4 of By-law 258-2020(LPAT);
- (i) Equipment used for the function and operation of the **building**, antennas, air conditioners, satellite dishes, vents, pipes, canopies, wind screens, parapets, guard rails, roofing material, railings and dividers, dormers, pergolas, trellises, eaves, screens, stairs, stair enclosures, elevator overruns, roof drainage, window washing equipment, lightning rods, architectural features, and elements of a **green roof** up to a maximum of 5.0 metres above the applicable height limit;
- (E) For the purposes of calculating the number of **storeys** permitted by regulation (C) above, the number of **storeys** does not include a mezzanine level located between the first **storey** and the second full **storey** of a **building** if the **gross floor area** of the mezzanine level does not exceed 65 percent of the **gross floor area** of the first **storey** in the **building**;
- (F) Despite clause 40.5.40.70, and regulations 40.10.40.70(2), and 40.10.40.80(2), the required minimum **building setbacks** for all **buildings** and **structures** are shown on Diagram 4 of By-law 258-2020(LPAT);
- (G) Despite clauses 40.5.40.60, 40.10.40.60, and regulation (F) above, the following may encroach into the required minimum **building setbacks** on Diagram 4 of By-law 258-2020(LPAT):
- (i) art and landscape features, antennas, air conditioners, satellite dishes, vents, pipes, balconies, cladding, cornices, light fixtures, ornamental elements, parapets, patios, decks, pillars, pergolas, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated **structures**, up to a maximum of 3.0 metres into the required **building setbacks**.
- (H) Regulation 40.10.30.40(1)(A) restricting **lot coverage** does not apply;
- (I) Despite regulation 40.10.40.1(1), all residential use portions of the **building** must be located above non-residential use portions of the **building**, other than:
- (i) residential lobby access; and
  - (ii) **dwelling units** may be located in the first **storey** of the **building** if:
    - (a) the **dwelling units** have direct access to a **street** which is not a major **street** on the Policy Overlay Map; and
    - (b) the **dwelling units** are located to the rear of the non-residential use on the first storey;
- (J) Despite regulation 40.10.40.1(2)(A), the floor level of the first **storey** of a **non-residential** use must be within 0.3 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (K) Despite regulation 40.10.50.10(3), a minimum 1.2 metre wide strip of land used only for **soft landscaping** must be provided along the part of the west **lot line** abutting the **lot** known municipally in 2019 as 18 Dervock Crescent;
- (L) Despite regulation 40.5.40.40(3), 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-ground;
  - (ii) **loading spaces** at the ground level and **bicycle parking spaces** at or above-ground;
  - (iii) storage rooms, washrooms, electrical, utility, mechanical, and ventilation rooms in the **basement**;
  - (iv) shower and change facilities required by this By-law for required **bicycle parking spaces**;
  - (v) **amenity space**;
  - (vi) elevator shafts;
  - (vii) garbage shafts;
  - (viii) mechanical penthouse; and
  - (ix) exit stairwells in the **building**.
- (M) Despite regulation 40.10.40.40 (1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 16,750 square metres, of which:



- (i) the permitted maximum **gross floor area** for residential uses is 16,250 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 500 square metres;
- (N) Despite regulation 40.10.40.50, **amenity space** must be provided at a minimum rate of 3.6 square metres for each **dwelling unit**, of which:
  - (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**; and
  - (ii) at least 35.0 metres is outdoor **amenity space** in a location adjoining or directly accessible to indoor **amenity space**.
- (O) Despite regulation 200.5.10.1 and Table 200.5.10.1, a minimum of 145 **parking spaces** must be provided and maintained on the **lot**, of which:
  - (i) a minimum of 125 **parking spaces** must be provided for residents of **dwelling units**; and
  - (ii) a minimum of 20 **parking spaces** must be for the shared use of visitors to **dwelling units** and of non-residential uses;
- (P) Despite section 200.15, as amended, only the following provisions apply to accessible **parking spaces**:
  - (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres;
    - (c) vertical clearance of 2.1 metres; and
    - (d) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide barrier free aisle or path;
  - (ii) accessible **parking spaces** must be located at the same level as a pedestrian entrance to the **building** or at the same level as a barrier free passenger elevator that provides access to the first **storey** of the **building**;
  - (iii) of the **parking spaces** required by regulation (O) above, a minimum of 5 must meet the requirements of an accessible **parking space**;
  - (iv) for the purpose of this exception, "accessible" means free of physical, architectural or design barriers that would restrict access of use to a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c.11.
- (Q) Despite regulation 200.5.1.10(2)(A), a maximum of 1 **parking space** may have minimum dimensions of 5.6 metres by 2.6 metres with a height of 2.0 metres when obstructed on one of two sides;
- (R) Despite regulations 230.5.10.1 and Table 230.5.10.1(1), a minimum of 194 **bicycle parking spaces** be for the shared use of residents of the **dwelling units**, visitors to **dwelling units** and of non-residential uses must be provided and maintained on the **lot**; and
- (S) Despite any existing or future severances, partition, or division of the **lot**, the provisions of this exception will apply to the whole of the **lot** as if no severance, partition, or division had occurred.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625. [ By-law: 258-2020(LPAT) ]

(219) Exception CR 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) On 307 Sherbourne Street, a **residential building** may be constructed in compliance with Sections (B) to (T) below:
- (B) A maximum of 112 **dwelling units** are permitted, of which:
  - (i) A minimum of 22 **dwelling units** must be 2 bedroom **dwelling units**, and
  - (ii) A minimum of 11 **dwelling units** must be 3 bedroom **dwelling units**;



- (C) Despite regulations 5.10.40.70(1) and 40.10.40.70(2) the above ground portion of a **building** or **structure** must be located in accordance with the **building setbacks** shown on Diagram 3 of By-law 1192-2020(LPAT);
- (D) Despite clause 40.10.40.60 and (C) above the following elements may encroach into the minimum required **building setbacks** shown on Diagram 3 of By-law 1192-2020(LPAT):
- (i) Lighting fixtures, window washing equipment, awnings, canopies, parapet flashing, roof and terrace scuppers, window sills, guardrails, balustrades, railings, wind mitigation and acoustic screens and features, planters, wheel chair ramps, mechanical exhaust and intake components, underground garage ramps and their associated **structures** and elements, retaining walls, fences, and privacy screens to a maximum of 2.0 metres; and
  - (ii) Balconies on and or between **storeys** 7 through 14 on the north façade in the general location indicated on Diagram 3 of By-law 1192-2020(LPAT) to a maximum of 1.8 metres; and
  - (iii) Trellises to a maximum of 3.4 metres, provided they are wholly located below 113.2 metres Canadian Geodetic Datum of 2013;
- (E) Despite regulation 40.5.40.10(1) the height of the **building** or **structure** is the distance between Canadian Geodetic Datum of 2013 elevation of 94.02 metres and the elevation of the highest point of the **building** or **structure**;
- (F) Despite regulation 40.10.40.10(2) 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 1192-2020(LPAT);
- (G) Despite regulations 40.5.40.10(4), (5), (6), and (7) and (F) above, the following **building** elements and **structures** are permitted to project vertically beyond the height limits specified on Diagram 3 of By-law 1192-2020(LPAT):
- (i) A parapet, roof drainage components, or thermal and waterproofing assembly located at each of the roof levels of the **building**, provided the maximum vertical distance of any such **structure** does not exceed 1.2 metres;
  - (ii) Safety railings and fences at each of the roof levels of the **building**, provided the maximum vertical dimension of any such **structure** does not exceed 1.8 metres height of each roof level of the **building**;
  - (iii) **Structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, wind mitigation elements, landscape features, elevator overruns, service ladders, telecommunications equipment and antennae, window washing equipment, partitions dividing outdoor recreation areas and private balconies/terraces, or lightning rods and exhaust flues provided the maximum vertical distance of such does not exceed 2.5 metres;
  - (iv) Mechanical or operational equipment provided the maximum vertical distance of such does not exceed 3.0 metres; and
  - (v) Balconies as specified in section D(ii) above.
- (H) Despite regulation 40.10.40.40(1) the total permitted maximum **building gross floor area** is 8,100 square metres;
- (I) Despite regulation 40.10.40.10 (5), the minimum height of the first **storey** is 3.3 metres;
- (J) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** on the **lot** is 15 **storeys**, excluding the mechanical penthouse;
- (K) Despite regulation 40.10.40.50(1) a minimum of 224 square metres of indoor **amenity space** and 140 square metres of outdoor **amenity space** must be provided;
- (L) Despite regulation 40.10.50.10 (3), no soft landscape strip is required abutting a **lot** in the Residential zone category;
- (M) Despite regulation 200.5.1 (3), the required minimum width of a **drive aisle** is 5.5 metres;
- (N) Despite clause 200.5.10.1, the minimum required number of **parking spaces** is:
- (i) A minimum of 0.39 **parking spaces** per **dwelling unit** for residential uses; and
  - (ii) A minimum of 0.06 **parking spaces** per **dwelling unit** for residential visitors.
- (O) Despite regulation 200.15.10 (1) the required minimum number of accessible **parking spaces** is 2;



- (P) Despite regulation 200.5.1.10(2) a maximum of 4 **parking spaces** may have a minimum width of 2.4 metres, a minimum length of 5.4 metres, and a minimum height of 1.7 metres with or without obstructions;
- (Q) Despite regulation 220.5.20.1 (1) (A) (ii) the required minimum width of a **driveway** leading to a **loading space** is 5.5 metres;
- (R) Despite regulations 230.5.1.10(10) "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (S) Despite regulation 230.5.1.10 (4) the minimum width of a **bicycle parking space** is 0.40 metres;
- (T) Article 600.10.10, with respect to **Building Setbacks** does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1192-2020(LPAT) ]

(220) Exception CR 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) On 767, 769, 771 and 773 Yonge Street, if the requirements in Section 6 and Schedule 1 of By-law 321-2020(LPAT) are complied with, a **building** or **structure** may be constructed in compliance with regulations (B) to (Y) below;
- (B) Despite regulations 40.10.40.40(1) and (2), the permitted maximum **gross floor area** of all **buildings** and **structures** will be 13,900 square metres;
- (C) A minimum of ten percent of the total number of **dwelling units** must contain three or more bedrooms;
- (D) Regulation 40.10.40.1, with respect to the location of residential use portions of the **building** does not apply, except that no **dwelling units** may be located in the first **storey** of the **building**;
- (E) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 116.05 metres to the highest point of a **building** or **structure**;
- (F) Despite regulation 40.10.40.10(1), the height of any **building** or **structure** may not exceed the height limit of the numbers following the symbol HT on Diagram 3 of By-law 321-2020(LPAT);
- (G) Despite (F) above, as well as regulations 40.5.40.10(6) and (7), the following elements or portion of any **building** or **structure** may project above the **height** indicated by the numbers following the symbol HT on Diagram 3 of By-law 321-2020(LPAT):
  - (i) architectural features, ornamental elements, parapets, trellises, pergolas, lighting fixtures, lightning rods, window washing equipment, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, all of which may project up to a maximum of 3.0 metres;
  - (ii) screens and partitions, which may project to a maximum of 2.5 metres;
  - (iii) landscape planters and elements of a **green roof**, which may project to a maximum of 2.0 metres; and
  - (iv) roof topping and finishes, railings and balustrades, which may project to a maximum of 1.0 metres;
- (H) Despite regulation 40.5.40.10(5)(A), the total area of all equipment, **structures**, or parts of a **building** may cover no more than 85 percent of the area of the roof, measured horizontally;
- (I) Despite regulation 40.5.40.10(5)(B), if any equipment, **structures**, or parts of a **building** are located within 6.0 metres of a **lot line** abutting a **street**, their total horizontal dimension, measured parallel to the **street**, may not exceed 85 percent of the width of the **building's main walls** facing that **street**;
- (J) Despite regulation 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space** and that are located closer than 2.0 metres from the interior face of any **main wall** may also be permitted to exceed the maximum permitted height by 3.0 metres;
- (K) Despite regulation 40.5.40.10(4) and subject to (H), (I) and (J) above, elevator shafts, window washing equipment and mechanical equipment used for the functional operation of the **building** may exceed the permitted maximum height of the **building** by 6.0 metres;
- (L) Despite regulations 40.5.40.70(1) and 40.10.40.70(1), the required minimum **building setbacks** are shown on Diagram 3 of By-law 321-2020(LPAT);



- (M) Regulation 40.10.40.10(5) with respect to the minimum height of the first **storey** does not apply;
- (N) Despite (I) above, and regulations 5.10.40.70(1), 40.10.40.60(1), (2), (3), (6), the following are permitted to encroach into the required minimum **building setbacks** on Diagram 3 attached to and forming part of this By-law:
- (i) balconies, canopies, window projections, window washing equipment, patios and awnings may encroach up to a maximum of 1.8 metres;
  - (ii) lighting fixtures may encroach to a maximum of 1.0 metres; and
  - (iii) ramps, stairs, stair enclosures, and servicing areas and associated **structures** and elements required for the functional operation of the **building**;
- (O) The south face of a **building** must not have any transparent glazing above a height of 14.0 metres;
- (P) Despite regulation 40.10.40.80(2), if a **building** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum aboveground separation distance between those **main walls**, excluding architectural recesses in a **main wall** and **main walls** around inset balconies and entrances, is:
- (i) a minimum of 3.0 metres if there are no windows in one or both of those **main walls**; and
  - (ii) a minimum of 6.0 metres if each **main wall** has windows;
- (Q) Despite regulations 40.10.40.50(1) and (2), **amenity space** must be provided and maintained in accordance with the following:
- (i) a minimum of 270 square metres of indoor **amenity space**, which may be shared with non-residential uses;
  - (ii) a minimum of 135 square metres of outdoor **amenity space**, which may be shared with non-residential uses;
  - (iii) the indoor **amenity space** may be provided in multipurpose rooms which are not contiguous; and
  - (iv) no **amenity space** is required for non-residential uses of the **building**;
- (R) 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:
- (i) a minimum of 22 **parking spaces** for residents of the **building**; and
  - (ii) no **parking spaces** are required for visitors or non-residential uses;
- (S) Despite regulations 200.15.1(1) and 200.15.10(1), a minimum of 2 accessible **parking spaces** must be provided and maintained in accordance with the following dimensional requirements:
- (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres;
  - (iii) a minimum vertical clearance of 2.1 metres; and
  - (iv) the entire length must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (T) Regulations 200.15.1(4) and 200.15.1.5(1), with respect to the location of the accessible **parking spaces**, do not apply;
- (U) Despite regulation 200.5.1.10(12), the **vehicle** entrance and exit to the **building** must be at least 1.0 metres from the **lot line** abutting the **street**;
- (V) Despite regulation 200.5.1.10(13), access to a **parking space** may be provided by motor **vehicle** elevators, provided a minimum of two (2) motor **vehicle** elevators are provided and maintained in the **building** for the use of residents;
- (W) Despite regulation 230.5.1.10(4)(A) and (C), a **bicycle parking space** must comply with the following:
- (i) for a **staked bicycle parking space**, a minimum length of 1.6 metres, a minimum width of 0.45 metres and a minimum vertical clearance of 1.0 metres;
  - (ii) for a **bicycle parking space** that is not a **stacked bicycle parking space**, a minimum length of 1.6 metres, a minimum width of 0.45 metres and a minimum vertical clearance of 1.9 metres;



- (X) Despite regulations 230.5.10.1(10), 230.40.1.20(1) and (2), a "long-term" and "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**, which may be located within a secure room below ground or within the **building**; and
- (Y) Despite regulations 220.5.10.1(2), (3), (4), (5), (6), (8), a minimum of one Type "G" **loading space** must be provided and maintained.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 321-2020(LPAT) ]

(221) Exception CR 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) Section 12 (1) 384 of former City of Toronto By-law 438-86. [ By-law: 87-2020 ]

(222) Exception CR 222

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 11-25 Yorkville Avenue and 16-18 Cumberland Street, if the requirements in Section 5 and Schedule A of By-law 1685-2019 are complied with, none of the provisions of former City of Toronto By-law 503-77 will apply to prevent the use or erection of a **building, structure**, addition or enlargement, permitted in compliance with (B) to (X);
- (B) A maximum of 674 **dwelling units** are permitted on Parcel A, as delineated by a heavy line on Diagram 1 of By-law 1685-2019;
- (C) A minimum of ten percent of the total number of **dwelling units** constructed on Parcel A, as delineated by a heavy line Diagram 1 of By-law 1685-2019, must have three or more bedrooms;
- (D) Despite regulation 40.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 116.35 metres in the year 2018 and the highest point of the **building**;
- (E) Despite regulation 40.5.40.10(2), the height of a **structure** that is not a **building** is the distance between the Canadian Geodetic Datum elevation of 116.35 metres in the year 2018 and the highest point of the **structure**;
- (F) Despite regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** on the **lot** is the numerical value, in metres, following the letters following the HT on Diagram 3 of By-law 1685-2019;
- (G) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** or **structure** on the **lot** is the numerical value following the letters ST on Diagram 3 of By-law 1685-2019, excluding mezzanine, mechanical and roof top elements;
- (H) Despite (E) and (F) above and regulations 40.5.40.10(4), 40.5.40.10(5), 40.5.40.10(6) and 40.5.40.10(7), the following **building** elements may exceed the permitted maximum height:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, all of which may project up to a maximum of 7.0 metres;
  - (ii) architectural features, parapets, elements and **structures** associated with a **green roof, building** maintenance units, and window washing equipment all of which may project up to a maximum of 11.0 metres;
  - (iii) planters, landscape features, and guard rails, all of which may project up to a maximum of 2.2 metres;
  - (iv) divider screens, on a balcony and/or terrace, which may project up to a maximum of 2.5 metres; and
  - (v) trellis, pergolas and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, all of which may project up to a maximum of 4.0 metres;



- (I) In addition to those uses permitted by Section 40.10.20.10(1), **bed-sitting rooms** that have no food preparation facilities and are available for use on a temporary basis as overnight accommodation exclusively for persons visiting residents of the **building** are permitted on Parcel A, as delineated by a heavy line on Diagram 1 of By-law 1685-2019;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** for Parcel A, as delineated by a heavy line on Diagram 1 of By-law 1685-2019, is 53,000 square metres, provided:
  - (i) the residential **gross floor area** does not exceed 48,500 square metres; and
  - (ii) the non-residential **gross floor area** does not exceed 4,500 square metres;
- (K) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** for Parcel B, as delineated by a heavy line on Diagram 1 of By-law 1685-2019, is 850 square metres;
- (L) Despite Regulation 40.10.40.50(1), **amenity space** must be provided and maintained on Parcel A, as delineated by a heavy line on Diagram 1 of By-law 1685-2019, at a minimum rate of 2.0 square metres for each **dwelling unit** for indoor **amenity space** and 1.1 square metres for each **dwelling unit** for outdoor **amenity space**;
- (M) Despite regulations 40.10.40.70(1) and 40.10.40.80(1), the required minimum **building setbacks** are shown on Diagram 3 of By-law 1685-2019;
- (N) Despite regulations 40.5.40.60(1), 40.10.40.60(1), 40.10.40.60(2), 40.10.40.60(5) and 40.10.40.60(6), the following **building** elements may encroach into the required minimum **building setbacks**:
  - (i) trellis, pergolas and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, all of which may encroach up to a maximum of 4.0 metres;
  - (ii) balconies, terraces, cornices, canopies, window sills, parapets, trellises, pillars, patios, decks, guardrails, balustrades and railings, all of which may encroach to a maximum of 2.5 metres;
  - (iii) architectural, art and landscape features, pilasters and eaves, all of which may encroach to a maximum of 1.0 metres;
  - (iv) light fixtures, which may encroach to a maximum of 0.6 metres; and
  - (v) railings, stairs, wheelchair ramps, fences, screens, site servicing features, and underground garage ramps and associated **structures**;
- (O) Despite regulation 200.5.10.1(1), **parking spaces** must be provided and maintained on Parcel A, as delineated by a heavy line on Diagram 1 of By-law 1685-2019, as follows:
  - (i) a minimum rate of 0.25 **parking spaces** for each **dwelling unit** for residents;
  - (ii) a minimum rate of 0.03 **parking spaces** for each **dwelling unit** for visitors; and
  - (iii) no **parking spaces** are required for non-residential uses;
- (P) Despite regulation 200.5.10.1(1), no **parking spaces** are required on Parcel B, as delineated by a heavy line on Diagram 1 of By-law 1685-2019;
- (Q) Despite regulation 200.5.1.10(2), a **stacked parking space** must be provided and maintained with 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) The platform of a **stacked parking space** may have a minimum width of 2.4 metres and a minimum length of 5.0 metres;
- (S) Mechanisms and equipment associated with the **stacked parking spaces** are permitted within the dimensions outlined in (Q) above;
- (T) Despite regulation 230.5.1.10(9) and 230.5.1.10(10), long-term **bicycle parking spaces** and short-term **bicycle parking spaces** may be located on levels below-ground and in **stacked bicycle parking spaces**;
- (U) Despite regulations 230.5.1.10(4) and 230.5.1.10(5) **stacked bicycle parking spaces** must be provided and maintained with the following minimum dimensions:
  - (i) length of 1.8 metres;
  - (ii) width of 0.4 metres; and



- (iii) vertical clearance of 0.7 metres;
- (V) Despite Regulations 220.5.10.1(2) and 220.5.10.1(3), **loading spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum of one Type "G" **loading space** and one Type "B" **loading space** must be provided on Parcel A, as delineated by a heavy line on Diagram 1 of By-law 1685-2019; and
  - (ii) a minimum of one Type "C" **loading space** must be provided on Parcel B, as delineated by a heavy line on Diagram 1 of By-law 1685-2019;
- (W) Article 600.10.10. does not apply; and
- (X) 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:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 259 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 304 of former City of Toronto By-law 438-86; and
- (D) On 18 Cumberland St., former City of Toronto by-law 503-77. [ By-law: 1685-2019 ]

(223) Exception CR 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) On 203 Jarvis Street, if the requirements of Section 11 and Schedule A of By-law 683-2020(LPAT) are complied with then a **mixed use building** may be constructed in compliance with regulations (B) to (X) below;
- (B) Section 600.10 with respect to **building setbacks**, does not apply;
- (C) The **lot** consists of the lands as shown on Diagram 1 of By-law 683-2020(LPAT);
- (D) Despite Regulation 40.10.40.40(1), the total **gross floor area** of the **mixed use building** on the **lot** must not exceed 21,250 square metres, of which:
  - (i) a maximum of 11,750 square metres of **gross floor area** may be used for residential uses;
  - (ii) a maximum of 9,500 square metres of **gross floor area** may be used for non-residential uses; and
  - (iii) no residential **gross floor area** may be located above a Canadian Geodetic Datum elevation of 188.75 metres;
- (E) A maximum of 179 **dwelling units** are permitted on the **lot**;
- (F) A minimum of 10 percent of the **dwelling units** must have three or more bedrooms;
- (G) Despite regulation 40.5.40.10(1), for the purpose of this exception, the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 87.50 metres and the highest point of the **mixed use building**;
- (H) Despite Regulation 40.10.40.10(1) and 40.5.40.10(4) and (5), no portion of the **mixed use building** may exceed the maximum height in metres specified by the numbers following the letters "HT" on Diagram 6 of By-law 683-2020(LPAT);
- (I) Despite (H) above, no portion of the **mixed use building** may be located in the area denoted as HT 52.3 on Diagram 6 between Canadian Geodetic Datum elevation of 106.5 and 115.5 metres;
- (J) Despite regulation 40.10.40.10(7) the permitted maximum number of **storeys** in the **mixed use building** on the **lot** is 32 **storeys**, excluding the mechanical penthouse and mezzanine level;
- (K) Despite Regulations 40.10.40.70(1) and 40.10.40.80(1), the minimum required **building setbacks** and minimum above-ground distance between **main walls** are shown on Diagram 6 of By-law 683-2020(LPAT);
- (L) Despite Clause 5.10.40.70(1) 40.10.40.60 and (K) above, the following **building** elements and **structures** are permitted to encroach into required **building setbacks** shown on Diagram 6 of By-law 683-2020(LPAT) as follows:



- (i) columns, piers, pillars and window sills with a maximum projection of 1.0 metre;
  - (ii) cornices, light fixtures, ornamental elements (including mullion caps and projected metal panels), parapets, planters and ventilation shafts to a maximum projection of 2.0 metres;
  - (iii) art and landscape features, patios, decks, pergolas, trellises, guardrails, balustrades, railings, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment, and underground garage ramps and associated **structures** to a maximum of 3.0 metres; and
  - (iv) balconies may project a maximum of 2.0 metres, provided they do not exceed an individual area of 4.0 square metres;
- (M) Despite Clause 40.5.40.10, and Regulations 40.10.40.10(1) and (H) and (I) above the following **building** elements and **structures** are permitted to project above the heights shown on Diagram 6 of By-law 683-2020(LPAT)-2020 as follows:
- (i) roof drainage, thermal insulation and roof ballast which may exceed the height limits by a maximum of 1.0 metres;
  - (ii) parapets, planters, **green roof** elements, vents flues, pipes, access roof hatch, railings, terrace or balcony guards and dividers, elevator overrun and heating, cooling and ventilating equipment and fence which may exceed the height limits by a maximum of 2.0 metres; and
  - (iii) trellises, stairs, stair enclosures, wall or **structure** enclosing elements, window washing equipment, partitions, screens, ornamental elements, architectural elements, landscape elements, lighting fixtures, **structures** located on the roof used for outside or open air recreation, safety or wind protection purposes, which may exceed the height limits by a maximum of 3.2 metres;
- (N) Despite Clause 40.10.40.50, **amenity space** must be provided and maintained at a minimum rate of 3.25 square metres for each **dwelling unit**, of which:
- (i) at least 2.0 square metres per **dwelling unit** is indoor **amenity space**; and
  - (ii) at least 1.25 square metres per **dwelling unit** is outdoor **amenity space**.
- (O) Despite Table 200.5.10.1, **parking spaces** must be provided on the **lot** as follows:
- (i) a minimum of 0.26 **parking spaces** per **dwelling unit** for the residents of **dwelling units**; and
  - (ii) a minimum of 29 **parking spaces** for the **hotel** and visitors to the **dwelling units**;
- (P) Despite sections 200.15.1(4) and 200.15.10(1) a minimum of 4 accessible **parking spaces** must be located closest to a barrier free pedestrian entrance within the **parking garage** providing access to an elevator serving the ground floor;
- (Q) Despite Regulations 200.15.1(1) and 200.15.10(1)(C), a minimum of 4 accessible **parking spaces** must be provided, with the following minimum dimensions:
- (i) Length: 5.6 metres;
  - (ii) Width: 3.4 metres; and
  - (iii) Vertical clearance: 2.1 metres;
- (R) **Parking spaces** may be provided in **stacked parking spaces**, which despite regulation 200.5.1.10(2), must have minimum dimensions of 2.3 metres (width) by 5.1 metres (length);
- (S) Despite Regulation 200.5.1.10(12), the **vehicle** entrance or exit to the **building** may be more than 6.0 metres from the **lot line** abutting a **street**;
- (T) Despite Clause 220.5.10.1, a minimum of one **loading space** – Type G must be provided and maintained on the **lot**;
- (U) Despite Clause 230.5.10.1, **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following minimum requirements:
- (i) a minimum of 162 "long-term" **bicycle parking space** for the residents of **dwelling units**; and
  - (ii) a minimum of 28 "short-term" **bicycle parking spaces** for the **hotel** and visitors to the **dwelling units**;
- (V) Despite Regulation 230.5.1.10(4) **bicycle parking spaces** must have minimum dimensions as follows:



(i) Horizontal **bicycle parking spaces**:

- (a) Length: 1.8 metres;
- (b) Width: 0.325 metres; and
- (c) Vertical clearance: 1.9 metres

(ii) Vertical **bicycle parking spaces**:

- (a) Length: 1.9 metres;
- (b) Width: 0.325 metres; and
- (c) Horizontal clearance: 1.2 metres;

(iii) **Stacked bicycle parking spaces**:

- (a) Length: 1.8 metres;
- (b) Width: 0.325 metres; and
- (c) Vertical clearance: 1.1 metres;

(W) Regulation 40.10.40.1(1) with respect to the location of commercial uses in a **mixed use building**, does not apply;

(X) The provisions of this By-law respecting the use of the lands, or the height or use of any **building or structure**, including permitted exceptions, are subject to any further limitations as may be set out in a by-law passed under an agreement pursuant to Section 5.81 of the Aeronautics Act, R.S.C. 1985, c. A-2.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 683-2020(LPAT) ]

(224) Exception CR 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) On 140 Merton Street, a **building, structure**, addition or enlargement may be erected or used if it complies with (B) to (X) below;

(B) Despite regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), the only permitted non-residential uses are:

(i) **community centre**; and

(ii) a **retail store, personal service shop**, office, **eating establishment** and **take-out eating establishment** provided:

- (a) the use is **ancillary** to the **community centre**; and
- (b) the use is located in the first or second **storey**;

(C) Despite regulations 40.10.40.10(2) and 40.10.40.10(7), the permitted maximum height of a **building or structure** is the height in metres specified by the numbers following the symbol HT and the permitted maximum number of **storeys** is the numerical value following the symbol ST as shown on Diagram 4 attached to By-law 1779-2019;

(D) Despite regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 154.8 metres and the elevation of the highest point of the **building or structure**;

(E) Despite regulations 40.10.40.70(2), the required minimum **building setbacks** in metres are as shown on Diagram 4 of By-law 1779-2019;

(F) The permitted maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, above a height of 19.0 metres is 750 square metres;

(G) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.1 metres;

(H) Despite regulation 40.10.40.1.(2), the floor level of the first **storey** for the non-residential uses on site will be within 0.75 metres of the ground measured at the **lot** line abutting the **street**;



- (I) Despite regulation 40.10.40.1(6)(A), pedestrian access to a **community centre** use may be located within 12.0 metres of a **lot** in the Residential Zone category;
- (J) Despite regulation 40.10.50.10 (2), a fence is not required along the portion of a **lot line** abutting the **lot** in the Residential Zone category;
- (K) Despite regulation 40.10.50.10 (3), a minimum 1.0 metre wide strip of land used only for **soft landscaping** will be provided along the part of the **lot line** abutting the **lot** in the Residential Zone category;
- (L) Despite regulation 40.10.40.60(1), a platform or balcony attached to the **main wall** with a floor level higher than the floor level of the first **storey** of the **building**:
  - (i) must be located above the first three **storeys** of the **building** above-ground;
  - (ii) at the fourth and fifth **storeys** of the **building**, must not be located closer to a **lot line** than the **main wall** to which it is attached; and
  - (iii) above the first five **storeys** of the **building**, may project a maximum of 1.5 metres from the **main wall** to which it is attached;
- (M) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 16,650 square metres, allocated as follows:
  - (i) the permitted maximum **gross floor area** for residential uses is 14,500 square metres;
  - (ii) the required minimum **gross floor area** for **community centre** uses is 2,150 square metres; and
  - (iii) a maximum of 200 square metres of the **gross floor area** of a **community centre** use may be occupied by one of the following uses, subject to (B) (ii) above: **eating establishment**, office, **personal service shop**, **retail store**, or **take-out eating establishment**;
- (N) Despite regulation 40.10.40.50.(1), **amenity space** must be provided in accordance with the following:
  - (i) a minimum of 2.4 square metres per **dwelling unit** must be indoor **amenity space**;
  - (ii) a minimum of 0.6 square metres per **dwelling unit** must be outdoor **amenity space**;
- (O) Despite regulation 200.5.10.1(1), **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 15 **parking spaces** for the **dwelling units**;
  - (ii) A minimum of 15 **parking spaces** for visitors to the **dwelling units**; and
  - (iii) A minimum of 15 **parking spaces** must be provided and maintained for **community centre** and **ancillary** uses.
- (P) Despite regulation 200.15.1.5(1), accessible **parking spaces** may be located in the **basement** parking levels;
- (Q) Despite regulation 230.5.1.10(4), the minimum required width of a **bicycle parking space** or a **stacked bicycle parking space** is 0.45 metres;
- (R) Despite regulations 40.5.40.10(4), equipment and **structures** located on the roof of a **building** may exceed the permitted maximum height for that **building** by 5.0 metres, subject to regulation (S) below:
  - (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
  - (ii) **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities; and
  - (iii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above;
- (S) Despite regulation 40.5.40.10(5), equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building**, as permitted by regulation (R) above, must comply with the following:
  - (i) the total area of all equipment, **structures**, or parts of a **building** may cover no more than 30 per cent of the area of the roof, measured horizontally; and
  - (ii) if any equipment, **structures**, or parts of a **building** are located within 6.0 metres of a **lot line** abutting a **street**, their total horizontal dimension, measured parallel to the **street**, may not exceed 20 per cent of the width of the **building's main walls** facing that **street**;



- (T) Despite regulation 40.5.40.10(7), a parapet wall for a **green roof** may exceed the permitted maximum height for a **building** by 2.0 metres;
- (U) Despite regulation 40.5.80.10(1), a **parking space** must be on the same **lot** as the use for which the **parking space** is required;
- (V) 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 and Diagram 2 of By-law 579-2017;
  - (iii) accessible **parking spaces** must be provided at the following minimum rates:
    - (a) if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof; and
    - (b) if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**; and
  - (iv) for the purpose of this exception, "accessible" means free of physical, architectural or design barriers that would restrict access of use to a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c.11.
- (W) Despite regulation 230.5.1.10(6) and 230.5.1.10(9), a required "long-term" **bicycle parking space** for **dwelling units** and uses other than **dwelling units** may be located:
  - (i) outdoors on the surface of the **lot**;
  - (ii) on the first or second **storey** of the **building**; or
  - (iii) on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50 per cent of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been provided; and
- (X) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be more than 30 metres from a pedestrian entrance to the **building** on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1779-2019 ]

(225) Exception CR 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) Despite regulation 40.5.40.10(1), the height of the **building** or **structure** is the distance between the Canadian Geodetic Datum 179.05 metres and the elevation of the highest point of the **building** or **structure**;
- (B) Despite regulation 40.10.40.10(2) and 40.10.40.10(7), no portion of the **building** may exceed the height limit specified by the numbers, in metres following the symbol "HT", and in **storeys** following the symbol "ST" on Diagram 7 attached to By-law 62-2021(LPAT).
- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 4,225 square metres, of which:
  - (i) a maximum of 1,025 square metres may be for a non-residential uses; and
  - (ii) a maximum of 3,200 square metres may be for residential uses.
- (D) A maximum of 42 **dwelling units** are permitted.
- (E) A minimum of 11 of the **dwelling units** must contain 2 bedrooms or more.



(F) Despite regulation 40.10.40.50(1), indoor **amenity space** must be provided at a minimum rate of 0.75 square metres per **dwelling unit** and outdoor **amenity space** must be provided at a minimum rate of 2.14 square metres per **dwelling unit**.

(G) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** in metres are as shown on Diagram 7 attached to By-law 62-2021(LPAT).

(H) Despite (G) above, and despite clauses 40.5.40.60 and 40.10.40.60, the following **building** elements and **structures** may encroach into a required **building setback**:

porches and decks, either excavated or unexcavated, canopies and balconies are permitted to project into the minimum **building setbacks** up to 2.1 metres.

(I) Despite regulation 200.5.10.1, one Type "G" **loading space** must be provided

(J) Despite regulation 200.5.10.1(1) and clause 200.5.200.40 **parking spaces** for non- residential uses must be provided as follows:

(i) A minimum of 1 **parking space** per 60 square metres of **gross floor area** for non- residential uses.

(K) Despite regulation 200.15.1.5(1), all accessible **parking spaces** must be located within 21 metres of a main pedestrian access to a **building**.

(L) Despite clause 230.5.10.1 – Bicycle Parking Space Regulations, required **bicycle parking spaces** must be provided in accordance with the following:

(i) A minimum of 0.75 "long-term" **bicycle parking spaces** per **dwelling unit**;

(ii) A minimum of 0.07 "short-term" **bicycle parking spaces** per **dwelling unit**;

(iii) A minimum of 1 "long-term" **bicycle parking spaces** for non-residential uses; and

(iv) A minimum of 5 "short-term" **bicycle parking spaces** for non-residential uses.

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

[ By-law: 62-2021(LPAT) ]

(226) Exception CR 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) On 2706-2730 Dundas Street West if the requirements in Section 6 and Schedule A of By-law 253-2020(LPAT) are complied with, a **building** or **structure** may be constructed in compliance with regulations (B) to (S) below;

(B) Despite regulations 40.5.40.70(1), 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** are shown on Diagram 3 of Bylaw 253-2020(LPAT);

(C) Despite (B) above, and regulations 5.10.40.70(1), 40.5.40.60(1), 40.10.40.60(1) through (9), the following elements and or **structures** are permitted to encroach into the required **building setback** areas to a maximum of 2.0 metres:

(i) Balconies, cornices, lighting fixtures, window washing equipment, parapets, terraces, terrace guards, platforms ornamental or architectural elements, , eaves, window sills, bay windows, guardrails, balustrades, railings, wind mitigation screens and features, planters, monuments, patios, decorative features, stair landings, supportive columns, vents, garage ramps and their associated **structures**, retaining walls, fences, screens, canopies, awnings, mechanical equipment, exhaust flues and enclosures or fans, wheelchair ramps, thermal insulation and landscape and public art features;

(D) Despite regulations 40.5.40.10(1) and (2) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 118.30 metres to the highest point of a **building** or **structure**;

(E) Despite regulation 40.10.40.10(2) the height of any **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 253-2020(LPAT);

(F) Despite regulation 40.10.40.40(1) the permitted maximum **gross floor area** of all **buildings** and **structures** is 14,500 square metres, provided that:

(i) The maximum residential **gross floor area** is 14,000 square metres; and



- (ii) The maximum non-residential **gross floor area** is 600 square metres.
- (G) Despite (E) above, and regulations 40.5.40.10(3) through (7), the following elements may project above the heights specified by the numbers following the symbol HT on Diagram 3 of By-law 253-2020(LPAT):
  - (i) A parapet, including roof drainage, roofing, thermal insulation, **green roof** elements and materials, and roof ballasts, provided the maximum vertical dimension does not exceed 1.5 metres above the height of each of the roof levels of the **building**;
  - (ii) Safety railings, wind screens, and noise barriers, provided the maximum vertical dimension does not exceed 2.5 metres above the height of each of the roof levels of the **building**; and
  - (iii) **Structures** on the roof of the **building** used for indoor, outside or open air recreation, window washing equipment, stair towers, partitions dividing outdoor recreation areas, trellises, fences, finials, arbours, planters, walls or **structures** enclosing such elements, mechanical screens and equipment, lightning rods and exhaust flues and fans, landscape, lighting and public art features, signage, or operational equipment, provided the maximum vertical dimension does not exceed 3.5 metres above the height of each of the roof levels of the **building**.
- (H) Despite regulation 40.10.40.50(1) a minimum of 200 square metres of indoor **amenity space** must be provided;
- (I) Despite regulation 200.5.10.1(1) and Table 200.5.10.1 the minimum number of required **parking spaces** is as follows:
  - (i) Minimum of 60 **parking spaces** for residential uses;
  - (ii) Minimum of 2 **parking spaces** for visitors for residential uses; and
  - (iii) No **parking spaces** are required for the non-residential uses.
- (J) Despite regulation 200.5.1 (3), a maximum of 2 parking spaces are permitted to be accessed from a drive aisle that is less than 6 metres in width;
- (K) Despite regulation 200.5.1.10 (2), a maximum of 2 **parking spaces** are permitted to be obstructed;
- (L) Despite regulations 220.5.10.1(1) through (10) **loading spaces** must be provided as follows:
  - (i) 1 Type "G";
- (M) A **bicycle parking space** may encroach into a **parking space** provided it encroaches no more than 0.75 metres so as to reduce the length of the **parking space**;
- (N) Elements or equipment for the charging of electric or hybrid-electric **vehicles** may encroach into a **parking space** provided it encroaches no more than 0.30 metres so as to reduce the length of the **parking space**;
- (O) Despite regulation 230.5.1.10(9) long term **bicycle parking spaces** may be located on any level below ground;
- (P) Despite regulation 230.5.1.10(4) and (5) a **stacked bicycle parking space** must have the following minimum dimensions:
  - (i) minimum length of 1.8 metres;
  - (ii) minimum width of 0.4 metres; and
  - (iii) minimum vertical clearance of 1.1 metres.
- (Q) Despite regulation 230.5.1.10(4), a **stacked bicycle parking space** may overlap horizontally with another **stacked bicycle parking space**.
- (R) Despite regulation 200.5.1.10(2)(A) a **stacked parking space** must have the following minimum dimensions:
  - (i) minimum length of 5.0 metres;
  - (ii) minimum width of 2.4 metres;
  - (iii) minimum vertical clearance of 1.5 metres; and
  - (iv) the minimum dimensions specified in (i) to (iii) above also apply to a maximum of 2 **parking spaces** that are obstructed.



- (S) Despite regulation 200.15.1(4) an **accessible parking space** may be located below ground and does not need to be nearest to a pedestrian access provided it is located no farther than 25.0 metres from an elevator entrance;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86. [ By-law: 253-2020(LPAT) ]

(227) Exception CR 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) On the lands at 50 Wilson Heights Boulevard subject to this By-law, a **building, structure**, addition or enlargement may be erected or used if it complies with (B) to (KK) below.
- (B) For the purposes of this exception, the **lot** is defined as Area A, Area B, Area C and Area D within the heavy black lines on Diagram 1 attached to By-law 228-2020.
- (C) In addition to clauses 40.10.20.10 and 40.10.20.20, the following uses are permitted under the letter "c" in the zone label referred to in regulations 40.5.1.10(3)(A)(i) and (ii): **day nursery, eating establishment, private school, public parking, public school, and take-out eating establishment.**
- (D) The maximum **building** height must not exceed the height in metres specified by the numbers following the symbol HT as shown on Diagram 6 attached to By-law 228-2020.
- (E) Despite regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between 188.7 metres above sea level and the elevation of the highest point of the **building** or **structure**.
- (F) Despite regulations 40.5.40.10(3), any **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** as follows up to a maximum of:
- (i) 235 metres above sea level for Area A;
  - (ii) 244 metres above sea level for Area B;
  - (iii) 244 metres above sea level for Area C; and
  - (iv) 244 metres above sea level for Area D.
- (G) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** in metres are as shown on Diagram 6 of By-law 228-2020.
- (H) Despite regulation 40.10.40.70(2), no **building** or **structure** may penetrate a 45 degree **angular plane** projected from the average elevation of the ground along a **lot line** of a **lot** in the Residential Zone category.
- (I) In Area A as shown on Diagram 1 of By-law 228-2020, any portion of a **building** located within the area labelled HT 47 on Diagram 6 of By-law 228-2020, and:
- (i) having a height greater than 23.0 metres must have a minimum **main wall** stepback of:
    - (a) 1.5 metres measured from the exterior of a **main wall** of any **storey** of the same **building** located entirely below a height of 23.0 metres and facing east or west;
    - (b) 3.0 metres measured from the exterior of a **main wall** of any **storey** of the same **building** located entirely below a height of 23.0 metres and facing north or south; and
    - (c) the above stepbacks are only to be applied where the portion of the building is labelled at HT23 on Diagram 6 attached to By-law 228-2020.
  - (ii) having a height greater than 16.0 metres must have a minimum **main wall** stepback of:
    - (a) 1.5 metres measured from the exterior of a **main wall** of any **storey** of the same **building** located entirely below a height of 16.0 metres and facing east or west;
    - (b) 3.0 metres measured from the exterior of a **main wall** of any **storey** of the same **building** located entirely below a height of 16.0 metres and facing north or south; and
    - (c) the above stepbacks are only to be applied where the portion of the building is labelled at HT16 on Diagram 6 attached to By-law 228-2020.
- (J) In Area B, as shown on Diagram 1 attached to By-law 228-2020:



- (i) the permitted maximum **gross floor area** above a height of 23 metres is 750 square metres of each **storey** of each tower;
  - (ii) each tower must be separated by at least 25.0 metres from each other tower;
  - (iii) a maximum of three towers is permitted; and
  - (iv) "tower" means the portions of a **building** which collectively enclose the entirety of a **storey** higher than 23 metres above 188.7 metres above sea level.
- (K) In Area B as shown on Diagram 1 of By-law 228-2020, any portion of a building located within the area labelled HT 55.5 on Diagram 6 of By-law 228-2020, and:
  - (i) having a height greater than 23.0 metres must have a minimum **main wall** setback of:
    - (a) 3.0 metres, measured from the exterior of the **main wall** of any **storey** of the same **building** located entirely below a height of 23.0 metres; and
    - (b) the above setbacks are only to be applied where the portion of the building is labelled at HT23 on Diagram 6 attached to By-law 228-2020.
  - (ii) having a height greater than 16.0 metres must have a minimum **main wall** setback of:
    - (a) 3.0 metres, measured from the exterior of the **main wall** of any **storey** of the same **building** located entirely below a height of 16.0 metres; and
    - (b) the above setbacks are only to be applied where the portion of the building is labelled at HT16 on Diagram 6 attached to By-law 228-2020.
- (L) In Area C, as shown on Diagram 1 attached to By-law 228-2020, the portions of a **building** or **structure** located above the first five **storeys** of the **building** must be set back a minimum of 3 metres from the **main wall** below the first to the fifth **storeys** of the **building** excluding the **main wall** facing a **lot line** not abutting a street.
- (M) In Area D, as shown on Diagram 1 attached to By-law 228-2020:
  - (i) the permitted maximum **gross floor area** of each **storey** above a height of 23 metres is 750 square metres of each **storey** of each tower;
  - (ii) a maximum of one tower is permitted; and
  - (iii) "tower" means the portions of a **building** which collectively enclose the entirety of a **storey** higher than 23 metres above 188.7 metres above sea level.
- (N) In Area D, as shown on Diagram 1 attached to By-law 228-2020, the portions of a **building** or **structure** located above the first five **storeys** of the **building** must be set back a minimum of 3 metres from the **main wall** from the first to fifth **storeys** of the **building**.
- (O) Despite regulation 40.10.40.60(1), a platform or balcony attached to the **main wall** with a floor level higher than the floor level of the first **storey** of a **building**:
  - (i) may not be provided on the **main wall** directly above and adjacent to (within 1 metre) of the outdoor area associated with the **day nursery** use; and
  - (ii) must be inset and must not be located closer to a **lot line** than the **main wall** to which it is attached:
    - (a) in Area A, between the second and sixth **storeys** of the **building** inclusive;
    - (b) in Area B, between the second and sixth **storeys** of the **building** inclusive;
    - (c) in Area C, between the second and fifth **storeys** of the **building** inclusive; and
    - (d) in Area D, between the second and fifth **storeys** of the **building** inclusive.
  - (iii) may project a maximum of 1.5 metres from the **main wall** to which it is attached:
    - (a) in Area A, above the first six **storeys** of the **building**;
    - (b) in Area B, above the first six **storeys** of the **building**;
    - (c) in Area C, above the first five **storeys** of the **building**; and
    - (d) in Area D, above the first five **storeys** of the **building**.
- (P) The permitted maximum **gross floor area** of all **buildings** and **structures** on the lands is 129,175 square metres, excluding the area occupied by a **parking garage** or **public parking** below ground, as follows:



- (i) the permitted maximum **gross floor area** for residential uses is 123,055 square metres;
  - (ii) despite clause 40.10.20.100, a minimum of 600 square metres, and maximum of 2,000 square metres of **gross floor area** for retail, service, and entertainment uses must be provided and no individual retail, service, and entertainment use may exceed more than 1,800 square metres; retail, service and entertainment uses may include **art gallery, artist studio, automated banking machine, financial institution, eating establishment, massage therapy**, medical office, **personal service shop, pet services, recreation use, retail service, retail store or take-out eating establishment**;
  - (iii) a minimum **gross floor area** of 3,800 square metres must be provided for office uses;
  - (iv) a minimum **gross floor area** of 920 square metres must be provided for **community centre** uses; and
  - (v) a minimum **gross floor area** of 800 square metres must be provided for **day nursery** uses.
- (Q) The non-residential uses in Regulation (P)(ii) and (iii) must be located in Area A or Area B, as shown on Diagram 1 attached to By-law 228-2020.
- (R) Despite regulation 40.10.40.1(1), **dwelling units** may be located in the first **storey** of a **building** if the **dwelling units** have direct access to a **street**.
- (S) A minimum outdoor area of 278 square metres associated with the **day nursery** use must be provided contiguous with the **interior floor area** of the **day nursery** and must be set back at least 1.5 metres from a **lot line**.
- (T) Continuous surface walkways must be provided in accordance with following:
- (i) one surface walkway must located in the general location of Proposed Midblock Connection on Diagram 6 of By-law 228-2020 which abuts Wilson Avenue on the south and the **street** labelled Public Street 1 on the north;
  - (ii) one surface walkway must located in the general location of Proposed Midblock Connection on Diagram 6 of By-law 228-2020 which abuts the west **lot line** on the west and the **street** labelled Public Street 2 on the east;
  - (iii) each must remain accessible to the public at all times; and
  - (iv) each may be covered but may not be entirely enclosed.
- (U) Publicly-accessible open space comprising **landscaping** must be provided as follows:
- (i) a minimum of 200 square metres located in the general location of the Publicly-accessible Open Space adjacent to the intersection of Wilson Avenue and Wilson Heights Boulevard identified on Diagram 6 attached to By-law 228-2020; and
  - (ii) a minimum of 1,500 square metres located in the general location of the Publicly-accessible Open Spaces adjacent to the William R. Allen Road identified on Diagram 6 attached to By-law 228-2020. This Publicly-accessible Open Space will include the transit plaza and the William R. Allen Road Pathway.
- (V) Despite regulation 200.5.10.1(1), **parking spaces** must be provided, in accordance with the following:
- (i) A minimum of 0.48 **parking spaces** for each **dwelling unit** must be provided per **dwelling unit** for the residents;
  - (ii) A minimum of 0.1 **parking spaces** for each **dwelling unit** must be provided for visitors to the **dwelling units**;
  - (iii) The minimum required parking for residents can be reduced by up to 4 **parking spaces** for each dedicated car-share space;
  - (iv) The maximum allowable reduction in the minimum required parking for residents is calculated by  $4 * (\text{Total number of units} / 60)$ , rounded down to the nearest whole number;
  - (v) A minimum of 2 **parking spaces** must be provided for **community centre** uses;
  - (vi) A minimum of 2 **parking spaces** must be provided for **day nursery** uses; and
  - (vii) A minimum of the 146 **parking spaces** identified in (V) (i) and (ii) must be provided for non-residential uses, in addition to the **parking spaces** required for **community centre** and **day nursery** uses in (v) and (vi) above.



- (W) Despite regulation 40.5.80.1(1), a portion of the **parking spaces** required by regulations (V) (i), (ii) and (vii) above may be provided for the shared use of residents, residential visitors, non-residential uses on the lands and other uses as part of a **public parking** use, up to a maximum equivalent to:
- (i) 42 percent of the minimum **parking spaces** required by regulations (V) (i);
  - (ii) 100 percent of the minimum **parking spaces** required by regulations (V) (ii); and
  - (iii) 100 percent of the minimum **parking spaces** required by regulations (V) (vii).
- (X) Despite regulations 200.5.1.10(2) and 200.5.1(3), the **public parking parking spaces** permitted by regulation (W) above may have a minimum length of 5.2 metres, provided they are accessed by a **drive aisle** having a width of 7.0 metres or more.
- (Y) Despite regulation 200.15.1.5(1) (B), accessible **parking spaces** may be located in the **basement** parking levels.
- (Z) Regulation 40.10.100.10(1)(C) does not apply.
- (AA) Despite clause 220.5.10.1, **loading spaces** for the entirety of the **lot** must be provided in accordance with the following:
- (i) For Area A, as shown on Diagram 1 attached to By-law 228-2020, provide a minimum of 1 Type "C" **loading space**, 1 Type "G" **loading space** and 1 Type "B" **loading space**;
  - (ii) For Area B, as shown on Diagram 1 attached to By-law 228-2020, provide a minimum of 1 Type "G" **loading space** and 1 Type "C" **loading space**;
  - (iii) For Area C, as shown on Diagram 1 attached to By-law 228-2020, provide a minimum of 1 Type "G" **loading space**; and
  - (iv) For Area D, as shown on Diagram 1 attached to By-law 228-2020, provide a minimum of 1 Type "G" **loading space** and 1 Type "C" **loading space**.
- (BB) Despite regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.43 metres.
- (CC) A minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms.
- (DD) A minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms.
- (EE) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be more than 30 metres from a pedestrian entrance to the building on the **lot**.
- (FF) Equipment, **structures** or parts of a **building** must comply with the following:
- (i) the total area of all equipment, **structures**, or parts of a **building** may cover no more than 70 percent of the area of the roof, measured horizontally;
  - (ii) if any equipment, **structures**, or parts of a **building** are located within 6.0 metres of a **lot line** abutting a **street**, their total horizontal dimension, measured parallel to the **street**, may not exceed 20 percent of the width of the **building's main walls** facing that **street**; and
  - (iii) any such equipment or structures facing a street, must be setback from the exterior of the main wall of the storey below.
- (GG) Despite regulation 40.10.40.10(5), in Areas A, B, C and D as shown on Diagram 1 attached to By-law 228-2020, the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres for non-residential uses and 3.0 metres for residential uses.
- (HH) Despite regulation 40.5.80.10(1), a **parking space** must be on the same **lot** as the use for which the **parking space** is required.
- (II) 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 and Diagram 2 of By-law 579-2017.
  - (iii) accessible **parking spaces** must be provided at the following minimum rates:
    - (a) if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof; and
    - (b) if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**.
  - (iv) for the purpose of this exception, "accessible" means free of physical, architectural or design barriers that would restrict access of use to a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c.11.
- (JJ) Despite regulation 230.5.1.10(9), a required "long-term" **bicycle parking space** for uses other than **dwelling units** may be located:
- (i) on the first **storey** of the **building**;
  - (ii) on the second **storey** of the **building**; or
  - (iii) on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50 percent of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been provided.
- (KK) Despite regulation 5.10.30.1(1), within the lands shown on Diagram 1 attached to By-law 228-2020, no land may be used and no **building** or **structure** may be erected or used, except for below-ground **structures** and foundations, unless:
- (i) For Area A and B, the **street** identified as Public Street 1, as shown on Diagram 1 attached to By-law 228-2020, is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
  - (ii) For Area C and D, the **street** identified as Public Street 2, as shown on Diagram 1 attached to By-law 228-2020, is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
  - (iii) For Area A and B, all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the street identified as Public Street 1, as shown on Diagram 1 attached to By-law 228-2020, and are operational; and
  - (iv) For Area C and D, all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the street identified as Public Street 2, as shown on Diagram 1 attached to By-law 228-2020, and are operational.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 228-2020 ]

(228) Exception CR 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) On 700, 702, 714, 716 Sheppard Avenue West, if the requirements of Section 10 and Schedule A are complied with, none of the provisions of 40.10.40.10(3) or 40.10.40.40(1), apply to prevent the erection or use of a **mixed use building** permitted in accordance with (B) to (P) below:
- (B) A maximum of 134 **dwelling units** are permitted;
- (C) Despite regulation 40.5.40.10(1) the **height** of a **building** or **structure** is measured from the Canadian Geodetic elevation of 187.75 metres and the highest point of the **building** or **structure**;
- (D) Despite regulation 40.10.40.10(3) the permitted maximum height is 31.0 metres and 10 **storeys**;
- (E) Despite regulation 40.10.30.40 the permitted maximum **lot coverage** is 50 percent;
- (F) The height of any portion of a **building** or **structure**, including balcony railings, must not exceed the horizontal distance between that portion of the **building** and the northerly **lot line** abutting 6 Casino Court;



- (G) Despite regulation 40.10.40.40(1) the permitted maximum **gross floor area** is 10,450.0 square metres;
- (H) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, is measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres;
- (I) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are shown on Diagram 7 of By-law 1061-2020;
- (J) Despite (I) above, the required minimum **building setbacks** for **buildings** or **structures** at or above ground associated with an underground parking structure is 0.5 metres;
- (K) Despite Clause 40.10.50.10, a minimum of 65.0 square metres of **landscaping** must be provided along the rear **lot line**;
- (L) A 1.8-metre tall wood board-on-board fence must be located within the **rear yard**, along the rear **lot lines** and side **lot lines**;
- (M) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 2.0 square metres per **dwelling unit** of indoor **amenity space** and 4.5 square metres per **dwelling unit** of outdoor **amenity space**;
- (N) Despite Regulation 40.10.90.10(1), a **loading space** is permitted in a **rear yard**;
- (O) Despite regulation 200.5.10.1(1), no **parking spaces** are required for the first 200 square metres of **gross floor area** for non-residential uses located on the first **storey**;
- (P) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum of 0.07 short-term **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.67 long-term **bicycle parking spaces** for each **dwelling unit**.

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

**(229) Exception CR 229**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(52), former City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

**(230) Exception CR 230**

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 20976.

**(231) Exception CR 231**

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:



- (A) Former City of North York by-law 17672;
- (B) Former City of North York by-law 26034; and
- (C) Former City of North York by-law 27089.

(232) Exception CR 232

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 15532;
- (B) Former City of North York by-law 27479; and
- (C) Former City of North York by-law 30128.

(233) Exception CR 233

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(234) Exception CR 234

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(235) Exception CR 235

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

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle repair shop, vehicle washing establishment, and vehicle dealership;**
- (B) Despite regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 40%;
- (C) Despite regulation 40.10.40.1(2)(A), the floor level of the first **storey** must be within 0.4 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (D) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** on the **lot** is the lesser of 9.0 metres or 2 storeys, measured from a geodetic elevation of 155.20 metres;
- (E) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.0 metres;
- (F) The maximum **gross floor area** is 1600.0 square metres;
- (G) Despite regulation 40.10.40.70(2), the minimum **building setback** from:
  - (i) the south and north **lot lines** is 3.0 metres; and



- (ii) the west **lot line** is 19.0 metres;
- (H) Despite regulation 40.10.50.10(1), a minimum:
  - (i) 0.9 metre wide strip of **landscaping** is required along the **front lot line**, excluding walkways and **driveways**; and
  - (ii) 1.5 metre wide strip of **landscaping** is required along the south **lot line**;
- (I) A minimum of 140 square metres of **landscaping** is required;
- (J) Despite regulation 200.5.10.1(1), a minimum 24 **parking spaces** is required;
- (K) Despite regulation 220.5.10.1, no **loading spaces** are required; and
- (L) Despite regulation 230.5.10.1(1), a minimum 6 **bicycle parking spaces** are required.

Prevailing By-laws and Prevailing Sections:(None Apply)  
[ By-law: 68-2016 (OMB) ]

(236) Exception CR 236

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 26964;
- (B) Former City of North York by-law 27194; and
- (C) Former City of North York by-law 28561.

(237) Exception CR 237

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 regulations 40.10.40.40(1) & (2), the permitted maximum **gross floor area** is 4,030 square metres, provided:
  - (i) The residential **gross floor area** does not exceed 3,595 square metres; and
  - (ii) The non-residential **gross floor area** does not exceed 435 square metres;
- (B) The permitted maximum number of **dwelling units** is 47;
- (C) Despite regulation 40.5.40.10(1) & (2) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 78.37 metres to the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of the **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 234-2020, which includes equipment and structures used for the functional operation of the **building** and the screening of these equipment and structures;
- (E) Despite (D) above and in addition to Clause 40.5.40.10, the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 234-2020 as follows:
  - (i) parapets, railings, wind screens, balcony guards, handrails, window sills, terraces, light fixtures, scuppers, fall-arrest systems, insulation and building envelope membranes, bollards, built-in planter boxes by not more than 1.50 metres;
  - (ii) **green roof** and associated elements, including parapets and sloped toppings, by not more than 2.0 metres; and
  - (iii) divider screens, visual screens, sound barriers, acoustical screens, and privacy screens by not more than 2.00 metres;
- (F) Despite Clause 40.10.40.70(2) the minimum required **building setbacks** are as shown on Diagram 3 of By-law 234-2020;



- (G) Despite (F) above, regulation 40.5.40.60(1) and Clause 40.10.40.60 the following may encroach into the required minimum **building setbacks** as follows:
- (i) parapets, railings, wind screens, balcony guards, handrails, window sills, terraces, light fixtures, scuppers, fall-arrest systems, insulation and building envelope membranes, bollards, built-in planter boxes by not more than 2.0 metres;
  - (ii) patios, doors, wheelchair ramps, hose bibs and mechanical grilles by not more than 1.5 metres;
  - (iii) parking elevator structure and enclosure by not more than 0.75 metres; and
  - (iv) balconies and associated elements, including screens and planters, by no more than 5.0 metres and in accordance with the following:
    - (a) Any exterior flooring, associated elements to exterior flooring, and structural elements that do not exceed a height of 0.30 metres;
    - (b) 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;
    - (c) They are located at least 10.5 metres above **average grade** along the rear **main wall**; and
    - (d) They are located at least 14.0 metres above **average grade** along the front **main wall** and the west side **main wall**;
- (H) Regulations 40.10.40.1(1) & (2) with respect to location of commercial uses in a **mixed-use building** and location of entrances and first floor elevation do not apply;
- (I) Despite Regulation 40.10.40.80(2), where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does not have windows, the minimum above-ground distance between the **main walls** is 1.8 metres;
- (J) Despite Regulation 40.10.80.20(1), a **parking space** that is not in a **building** or **structure** may be set back at least 0 metres from a **lot line**;
- (K) Despite Regulation 40.10.80.20(2), a **parking space** must be setback at least 5.9 metres from a **lot** in the Residential Zone category;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 26 **parking spaces** must be provided as follows:
- (i) a minimum of 21 **parking spaces** for residents of the **dwelling units**;
  - (ii) a minimum of 3 **parking spaces** for non-residential uses and visitors to the **dwelling units**; and
  - (iii) a maximum of 2 required **parking spaces** may be used for car share;
- (M) Despite (L) above, a minimum of 24 **parking spaces** are required if **Geo-energy** is included on site. In this case, (L)(i) will require a minimum of 19 **parking spaces** for residents of the **dwelling units**;
- (N) Despite regulation 200.5.1(3), the required minimum **drive aisle** width is 5.88 metres;
- (O) Despite Regulation 200.5.1.10(2)(B), a maximum of 5 **parking spaces** accessed by a **drive aisle** with a width of less than 6.0 metres may have a minimum width of 2.6 metres;
- (P) Despite Regulation 200.5.1.10(2), a maximum of 1 **parking space** may have a vertical clearance of no less than 1.90 metres;
- (Q) Despite Regulation 200.5.1.10(2), a maximum of 2 **parking spaces** accessed by a **drive aisle** with a width of less than 6.0 metres and is obstructed on one side may have a minimum width of 2.6 metres;
- (R) Regulations 200.15.1(4) and 200.15.1.5(1), with respect to the location of accessible **parking spaces**, does not apply;
- (S) Despite Regulation 230.5.1.10(4) "long-term" **bicycle parking** spaces may be located in a stacked bicycle parking space with a minimum width of 0.27 metres, a minimum horizontal clearance from the wall of 1.8 metres and a minimum length of vertical clearance of 1.2 metres;
- (T) Despite 230.5.1.10(4)(B), the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is a minimum length or vertical clearance of 1.83 m, minimum width of 0.46 m, and minimum horizontal clearance from the wall of 1.1 metres; and
- (U) Despite Regulations 220.5.10.1(2) and 220.5.1.10(8)(C), one Type "C" **loading space** with a minimum length of 6.4 metres must be provided and maintained on the **lot**.



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 234-2020 ]

(237) Exception CR 237

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:  
Site Specific Provisions:

- (A) Despite regulations 40.10.40.40(1) & (2), the permitted maximum **gross floor area** is 4,030 square metres, provided:
  - (i) The residential **gross floor area** does not exceed 3,595 square metres; and
  - (ii) The non-residential **gross floor area** does not exceed 435 square metres;
- (B) The permitted maximum number of **dwelling units** is 47;
- (C) Despite regulation 40.5.40.10(1) & (2) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 78.37 metres to the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of the **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 234-2020, which includes equipment and **structures** used for the functional operation of the **building** and the screening of these equipment and **structures**;
- (E) Despite (D) above and in addition to Clause 40.5.40.10, the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 234-2020 as follows:
  - (i) parapets, railings, wind screens, balcony guards, handrails, window sills, terraces, light fixtures, scuppers, fall-arrest systems, insulation and building envelope membranes, bollards, built-in planter boxes by not more than 1.50 metres;
  - (ii) **green roof** and associated elements, including parapets and sloped toppings, by not more than 2.0 metres; and
  - (iii) divider screens, visual screens, sound barriers, acoustical screens, and privacy screens by not more than 2.00 metres;
- (F) Despite Clause 40.10.40.70(2) the minimum required **building setbacks** are as shown on Diagram 3 of By-law 234-2020;
- (G) Despite (F) above, regulation 40.5.40.60(1) and Clause 40.10.40.60 the following may encroach into the required minimum **building setbacks** as follows:
  - (i) parapets, railings, wind screens, balcony guards, handrails, window sills, terraces, light fixtures, scuppers, fall-arrest systems, insulation and building envelope membranes, bollards, built-in planter boxes by not more than 2.0 metres;
  - (ii) patios, doors, wheelchair ramps, hose bibs and mechanical grilles by not more than 1.5 metres;
  - (iii) parking elevator **structure** and enclosure by not more than 0.75 metres; and
  - (iv) balconies and associated elements, including screens and planters, by no more than 5.0 metres and in accordance with the following:
    - (a) Any exterior flooring, associated elements to exterior flooring, and structural elements that do not exceed a height of 0.30 metres;
    - (b) 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;
    - (c) They are located at least 10.5 metres above **average grade** along the rear **main wall**; and
    - (d) They are located at least 14.0 metres above **average grade** along the front **main wall** and the west side **main wall**;
- (H) Regulations 40.10.40.1(1) & (2) with respect to location of commercial uses in a **mixed-use building** and location of entrances and first floor elevation do not apply;
- (I) Despite 40.10.40.10.(5), the minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey** is 3.05 metres. [By-law 794-2020]



- (J) Despite Regulation 40.10.40.80(2), where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does not have windows, the minimum above-ground distance between the **main walls** is 1.8 metres;
- (K) Despite Regulation 40.10.80.20(1), a **parking space** that is not in a **building** or **structure** may be set back at least 0 metres from a **lot line**;
- (L) Despite Regulation 40.10.80.20(2), a **parking space** must be setback at least 5.9 metres from a **lot** in the Residential Zone category;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 26 **parking spaces** must be provided as follows:
  - (i) a minimum of 21 **parking spaces** for residents of the **dwelling units**;
  - (ii) a minimum of 3 **parking spaces** for non-residential uses and visitors to the **dwelling units**;  
and
  - (iii) a maximum of 2 required **parking spaces** may be used for car share;
- (N) Despite (L) above, a minimum of 24 **parking spaces** are required if **Geo-energy** is included on site. In this case,
  - (L)(i) will require a minimum of 19 **parking spaces** for residents of the **dwelling units**;
- (O) Despite regulation 200.5.1(3), the required minimum **drive aisle** width is 5.88 metres;
- (P) Despite Regulation 200.5.1.10(2)(B), a maximum of 5 **parking spaces** accessed by a **drive aisle** with a width of less than 6.0 metres may have a minimum width of 2.6 metres;
- (Q) Despite Regulation 200.5.1.10(2), a maximum of 1 **parking space** may have a vertical clearance of no less than 1.90 metres;
- (R) Despite Regulation 200.5.1.10(2), a maximum of 2 **parking spaces** accessed by a **drive aisle** with a width of less than 6.0 metres and is obstructed on one side may have a minimum width of 2.6 metres;
- (S) Regulations 200.15.1(4) and 200.15.1.5(1), with respect to the location of accessible parking spaces, does not apply;
- (T) Despite Regulation 230.5.1.10(4) "long-term" **bicycle parking spaces** may be located in a stacked bicycle parking space with a minimum width of 0.27 metres, a minimum horizontal clearance from the wall of 1.8 metres and a minimum length of vertical clearance of 1.2 metres;
- (U) Despite 230.5.1.10(4)(B), the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device is a minimum length or vertical clearance of 1.83 m, minimum width of 0.46 m, and minimum horizontal clearance from the wall of 1.1 metres; and
- (V) Despite Regulations 220.5.10.1(2) and 220.5.1.10(8)(C), one Type "C" **loading space** with a minimum length of 6.4 metres must be provided and maintained on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[By-law: 234-2020 Enacted]  
[ By-law: 794-2020 Enacted ]

(238) Exception CR 238

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 45-75 Four Winds Drive, Section 64.24(12), former City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(239) Exception CR 239

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.24(4), former City of North York zoning by-law 7625.



(240) Exception CR 240

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 1408, 1410, 1412, 1414, 1416 and 1420 Bayview Avenue, as shown on Diagram 1 of this By-law, if the requirements of Section 6 and Schedule A of By-law 636-2020 are complied with, a **mixed use building, structure**, addition or enlargement may be constructed or used in compliance with (B) to (Q) below;
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1 of By-law 636-2020;
- (C) Despite regulation 40.10.40.40, the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 6,350 square metres, subject to the following:
  - (i) the permitted maximum residential **gross floor area** on the **lot** is 6,200 square metres; and
  - (ii) the permitted maximum non-residential **gross floor area** on the **lot** is 150 square metres;
- (D) In addition to the **building** elements listed in regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the area in a **building** used for:
  - (i) hallways and elevator vestibules below ground;
  - (ii) electrical, utility, mechanical and ventilation rooms on any level of the **building**; and
  - (iii) loading areas, waste and recyclable storage rooms, and package storage rooms above ground;
- (E) At least 25 percent of all **dwelling units** on the **lot** must have two or more bedrooms, and at least 10 percent of all **dwelling units** on the **lot** must have three or more bedrooms;
- (F) Despite regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 147.25 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite regulation 40.10.40.10(2), the permitted maximum height of any **building** or **structure** is the height in metres specified by the number following the symbol HT on Diagram 3 of By-law 636-2020;
- (H) Despite regulations 40.5.40.10 and (F) above, the following **building** elements and **structures** are permitted to exceed the maximum heights on Diagram 3 of By-law 636-2020;
  - (i) wind screens, elevator overruns, mechanical elements, indoor residential **amenity space**, mechanical equipment and any associated enclosure **structures**, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, landscaping, and elements of a **green roof**, which may project up to 3.0 metres above the height limits shown on Diagram 3;
- (I) Despite clause 40.10.40.70, the required minimum **building setbacks** are as identified in metres on Diagram 3 of By-law 636-2020;
- (J) Despite clause 40.10.40.60 and regulation (I) above, the following **building** elements and **structures** are permitted to encroach beyond the heavy lines specified on Diagram 3 of By-law 636-2020, subject to the following limitations:
  - (i) Eaves, cornices, window sills, light fixtures, railings, bollards, wheelchair ramps, stairs, stair enclosures, landscape planters and other similar architectural projections may extend beyond the heavy lines by 0.9 metres; and
  - (ii) Canopies, awnings or similar **structures** may extend beyond the heavy lines by 1.5 metres;
- (K) Despite Regulation 40.10.40.1(1) residential uses are permitted on the first floor and behind non-residential uses;
- (L) Despite regulation 40.10.50.10(3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** is not required along the part of the **lot line** abutting the lot in the Residential Zone category or Residential Apartment Zone category;
- (M) Despite regulation 40.10.40.50 (1) and (2), **amenity space** must be provided in accordance with the following:
  - (i) A minimum of 2.0 square metres per unit of indoor **amenity space** must be provided; and



- (ii) A minimum of 1.25 square metres per unit of outdoor **amenity space** must be provided;
- (N) Despite regulation 40.10.90.40(1), **vehicle** access to a **loading space** must be from either a public **lane** or Bayview Avenue;
- (O) Despite regulations 200.5.1.10(2)(A)(iv), (B)(iv) and (C)(iv), a maximum of 15 percent of the **parking spaces** provided may be obstructed on one side and may have a minimum width of 2.60 metres; and
- (P) Despite clause 220.5.10.1, a minimum of one Type "G" **loading space** must be provided on the **lot**;
- (Q) Regulation and Site Specific By-law 900.2.10(760), which refers to prevailing Zoning By-law 438-86, Section 12(2)118, relating to **building setbacks** from residential zones in the Yonge-Eglinton area, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[By-law 636-2020]

(240) Exception CR 240

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 1408, 1410, 1412, 1414, 1416 and 1420 Bayview Avenue, as shown on Diagram 1 of this By-law, if the requirements of Section 6 and Schedule A of By-law 1183-2020 are complied with, a **mixed use building, structure**, addition or enlargement may be constructed or used in compliance with (B) to (S) below;
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1 of By-law 1183-2020;
- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 6,350 square metres, subject to the following:
  - (i) the permitted maximum residential **gross floor area** on the **lot** is 6,200 square metres; and
  - (ii) the permitted maximum non-residential **gross floor area** on the **lot** is 150 square metres.
- (D) In addition to the **building** elements listed in regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the area in a **building** used for:
  - (i) hallways and elevator vestibules below ground;
  - (ii) electrical, utility, mechanical and ventilation rooms on any level of the **building**; and
  - (iii) loading areas, waste and recyclable storage rooms, and package storage rooms above ground.
- (E) At least 25 percent of all **dwelling units** on the **lot** must have two or more bedrooms, and at least 10 percent of all **dwelling units** on the **lot** must have three or more bedrooms;
- (F) Despite regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 147.25 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite regulation 40.10.40.10(2), the permitted maximum height of any **building** or **structure** is the height in metres specified by the number following the symbol HT on Diagram 3 of By-law 1183-2020;
- (H) Despite clause 40.5.40.10 and (G) above, the following **building** elements and **structures** are permitted to exceed the maximum heights on Diagram 3 of By-law 1183-2020:
  - (i) wind screens, elevator overruns, mechanical elements, indoor residential **amenity space**, mechanical equipment and any associated enclosure **structures**, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, **landscaping**, and elements of a **green roof**, which may project up to 3.0 metres above the height limits shown on Diagram 3.
- (I) Despite clause 40.10.40.70, the required minimum **building setbacks** are as identified in metres on Diagram 3 of By-law 1183-2020;
- (J) Despite clause 40.10.40.60 and regulation (I) above, the following **building** elements and **structures** are permitted to encroach beyond the heavy lines specified on Diagram 3 of By-law 1183-2020, subject to the following limitations:



- (i) Eaves, cornices, window sills, light fixtures, railings, bollards, wheelchair ramps, stairs, stair enclosures, terraces, landscape planters and other similar architectural projections may extend beyond the heavy lines by 0.9 metres;
- (ii) Despite (i) above, the fifth and seventh **storey** rear terrace and landscape planters may extend beyond the heavy lines by 1.6 metres; and
- (iii) Canopies, awnings or similar **structures** may extend beyond the heavy lines by 1.5 metres
- (K) Despite Regulation 40.10.40.1(1) residential uses are permitted on the **first floor** and behind non-residential uses;
- (L) Despite regulation 40.10.50.10(3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** is not required along the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;
- (M) Despite regulation 40.10.40.50 (1) and (2), **amenity space** must be provided in accordance with the following:
  - (i) A minimum of 2.0 square metres per unit of indoor **amenity space** must be provided; and
  - (ii) A minimum of 1.25 square metres per unit of outdoor **amenity space** must be provided.
- (N) Despite regulation 40.10.90.40(1), **vehicle** access to a **loading space** must be from either a public **lane** or Bayview Avenue;
- (O) Despite regulations 200.5.1.10(2)(A)(iv), (B)(iv) and (C)(iv), a maximum of 15 percent of the **parking spaces** provided may be obstructed on one side and may have a minimum width of 2.60 metres;
- (P) Despite clause 220.5.10.1, a minimum of one Type "G" **loading space** must be provided on the **lot**;
- (Q) Regulation and Site Specific By-law 900.2.10(760), which refers to prevailing Zoning By-law 438-86, Section 12(2)118, relating to **building setbacks** from residential zones in the Yonge-Eglinton area, does not apply;
- (R) Despite regulation 40.10.100.10(1)(a) **vehicle** access to the **lot** may be provided from Bayview Avenue; and
- (S) Despite the location of the subject site, **parking spaces** may be provided on the **lot** in accordance with Policy Area 4 requirements as outlined on Table 200.5.10.1.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1183-2020 Enacted ]

(241) Exception CR 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) On 191, 193, 195, 197, 199 and 201 Church Street, if the requirements of Section 6 and Schedule A of By-law 530-2020 are complied with, a **mixed-use building** may be constructed in compliance with (B) to (S) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the **lot** must not exceed 28,500.0 square metres, of which:
  - (i) a maximum of 27,500.0 square metres may be used for residential uses; and
  - (ii) no residential **gross floor area** shall be located above a Canadian Geodetic Datum elevation of 213.20 metres;
- (C) Despite regulations 40.10.40.10(1) and 40.5.40.10(4) and (5), the height of the **building** or **structure**, including a mechanical penthouse containing equipment and **structures** used for the functional operation of the **building**, must not exceed the height as specified in metres by the numbers following the symbol HT on Diagram 3 and within the applicable coordinates identified on Diagram 4 of By-law 530-2020 with the exception of the following:
  - (i) lighting rods, window washing equipment, stair enclosures, elevator overruns, **green roof**, parapets, and architectural features, may project above the height limits to a maximum of 3.0 metres; and
  - (ii) trellises, pergolas, railings, cornices, lighting fixtures, ornamental elements, planters, landscaping, partitions dividing outdoor **amenity spaces**, guard rails, wheelchair ramps,



- fences, screens, furniture, and elements or **structures** providing safety or wind protection to rooftop **amenity space**, may project above the height limits to a maximum of 3.0 metres on any portion of the 4th **storey** podium roof;
- (D) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 89.70 metres (CGVD2013) and the highest point of the **building** or **structure**;
- (E) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is 39, excluding the mechanical penthouse;
- (F) The total number of **dwelling units** must not exceed 486;
- (G) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 19 percent of the total number of **dwelling units** must have two bedrooms; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
- (H) Despite regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown on Diagram 3 of By-law 530-2020;
- (I) Despite regulation 40.5.40.60(1) and Clause 40.10.40.60, the following are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 530-2020:
- (i) canopies, site servicing features, lighting fixtures, awnings, ornamental elements, architectural features, window sills, planters, guardrails, railings, stairs, wheel chair ramps, vents, screens, and landscape features, may encroach up to a maximum of 1.5 metres;
- (J) Despite regulations 40.10.40.50(1) and (2), **amenity space** must be provided in accordance with the following:
- (i) a minimum of 0.16 **parking spaces** per **dwelling unit** must be provided and maintained for the use of residents;
  - (ii) a minimum of 5 **parking spaces** must be provided for visitors;
  - (iii) the required **parking spaces** for visitors may be provided within a **public parking** facility; and
  - (iv) no **parking spaces** are required for the non-residential uses;
- (K) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for the **mixed-use building** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.16 **parking spaces** per **dwelling unit** must be provided and maintained for the use of residents;
  - (ii) a minimum of 5 **parking spaces** must be provided for visitors;
  - (iii) the required **parking spaces** for visitors may be provided within a **public parking** facility; and
  - (iv) no **parking spaces** are required for the non-residential uses;
- (L) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 10 **parking spaces** may be obstructed on one or two sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (M) Despite regulations 200.15.1.5(1) and 200.15.1(4), the nearest point of an accessible **parking space** must be located no more than 10.0 metres, from the nearest point of a barrier-free elevator that provides access to the first **storey** of the **building**;
- (N) Despite regulation 220.5.10.1(2), one Type "G" **loading space** must be provided and maintained on the **lot**;
- (O) Despite regulations 230.5.1.10(4) and (10), **bicycle parking spaces** must be provided and maintained in accordance with the following:
- (i) both long-term and short-term **bicycle parking spaces** may be provided in a **stacked bicycle parking space**;
  - (ii) short-term **bicycle parking spaces** may be located indoors or outdoors in an enclosed or secured room or enclosure;
  - (iii) if a vertically-positioned **bicycle parking space** located in a parking level down to and including parking level P2, is provided in a mechanical device where any portion of a bicycle is



situated above or below any portion of an adjacent bicycle, the minimum required width of each such vertically-positioned **bicycle parking space** is 0.35 metres; and

- (iv) a vertically-positioned **bicycle parking space** may be located adjacent to and within 0.3 metres of a **parking space** in parking levels down to and including parking level P2 provided that the vertically-positioned **bicycle parking space** does not encroach into the **parking space** and such **parking space** is not considered to be obstructed in accordance with regulation 200.5.1.10(2)(D) provided that no portion of the adjacent vertically-positioned **bicycle parking space** exceeds a horizontal clearance from the wall of 1.2 metres;
- (P) Regulation 230.5.1.10(9) with respect to the location of long term **bicycle parking spaces** does not apply;
- (Q) Regulation 230.40.1.20(2) with respect to the location of short term **bicycle parking spaces** does not apply;
- (R) Section 600.10 with respect to Building Setback Overlay District "A", does not apply; and
- (S) The provisions of this By-law respecting the height of any **building** or **structure**, including permitted exceptions, are subject to any further limitations as may be set out in a by-law passed under an agreement pursuant to Section 5.81 of the Aeronautics Act, R.S.C. 1985, c. A-2.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[By-law 530-2020]

(242) Exception CR 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) On 23 Glen Watford Drive, if the requirements of Section 11 and Schedule A of By-law 455-2022 are complied with, **buildings** or **structures** may be erected or constructed in compliance with (B) to (V) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** for uses on the **lot** is 58,500 square metres, allocated as follows:
  - (i) 58,500 square metres for residential uses; and
  - (ii) 0.0 square metres for non-residential uses;
- (C) Despite Regulation 40.10.20.40(1), an **apartment building** is a permitted **building** type for **dwelling units**;
- (D) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 168.35 metres and the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters HT shown on Diagram 6 of By-law 455-2022;
- (F) Despite (E) above and Regulations 40.5.40.10(4), (5), (6) and (7), the following elements of a **building** or **structure** may exceed the permitted maximum heights:
  - (i) Equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment; **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, maintenance equipment storage, elevator shafts, elevator machine room, chimneys, vents, and water supply facilities; and **structures** that enclose, screen or cover the elements listed above, by a maximum of 6.0 metres;
  - (ii) Parapets, railings and noise and wind mitigation **structures**, by a maximum of 3.6 metres; and
  - (iii) **Landscaping** features and **structures** on the podium roof used for outside or open air recreation, and elements of a **green roof**, by a maximum of 2.0 metres;
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured from the finished floor of the first **storey** to the finished floor of the **storey** above is 2.8 metres;
- (H) Despite Clause 40.10.40.60 and Regulations 40.5.40.60(1), and 40.10.40.70(3) the required minimum **building setbacks** are as shown on Diagram 6 of By-law 455-2022;



- (I) Despite Clause (H) above, canopies on the northern **main wall** are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 6 of By-law 455-2022;
- (J) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 60.0 percent, as measured at a geodetic height of 176.50 metres above Canadian Geodetic Datum elevation, and for the purpose of calculating **lot coverage**, the **lot area** is inclusive of lands dedicated to the City, or identified as lands to be dedicated to the City as "PROPOSED PUBLIC ROAD" on Diagram 1 of By-law 455-2022;
- (K) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 4.0 square metres of indoor and outdoor **amenity space** in total per **dwelling unit**, of which:
  - (i) A minimum of 1.5 square metres per **dwelling unit** is outdoor **amenity space**; and
  - (ii) A maximum of 100 square metres of indoor **amenity space** may include up to two (2) guest suites;
- (L) Despite Regulation 230.5.1.10(9), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) A minimum of 80.0 percent of the required long-term **bicycle parking spaces** must be located on the first **storey** of the **building**, second **storey** of the **building**, or any combination of the first and second storey of the **building**;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.7 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.8 **parking spaces** for each one-bedroom **dwelling unit**;
  - (iii) 0.9 **parking spaces** for each **dwelling unit** with two bedrooms or more; and
  - (iv) 0.15 visitor **parking spaces** per **dwelling unit**;
- (N) Regulation 200.5.1.10(12)(C) does not apply;
- (O) For the purpose of By-law 455-2022, West Tower means the **building** labelled "West Tower" on Diagram 7 of By-law 455-2022;
- (P) For the purpose of By-law 455-2022, East Tower means the **building** labelled "East Tower" on Diagram 7 of By-law 455-2022;
- (Q) For the purpose of By-law 455-2022, the labels W1 and W2, and E1 and E2, shown on Diagram 7 of By-law 455-2022, refer to the southwest and southeast **main walls** of each of the West Tower and East Tower, respectively; and
- (R) For the purpose of By-law 455-2022, Tower Orientation shall mean the physical orientation of the West Tower and East Tower relative to the south **lot line** as shown on Diagram 7 of By-law 455-2022. The Tower Orientation must be in compliance with the following:
  - (i) The angle formed between the southeast **main wall**, W2, of the West Tower relative to the south **lot line** shown as angle "A" on Diagram 7 and the angle formed between the southeast **main wall**, E2, of the East Tower relative to the south **lot line** shown as angle "B" on Diagram 7, must be 26 degrees with a maximum tolerance of 1 degree;
  - (ii) The interior angle between **main walls** W1 and W2 of the West Tower, shown as angle "C" on Diagram 7, and the interior angle between main walls E1 and E2 of the East Tower, shown as angle "D" on Diagram 7, must be no greater than 91 degrees and no less than 89 degrees;
  - (iii) Despite any setback or step back of main walls W1 and W2 from the building envelope shown on Diagram 6, main walls W1 and W2 of the West Tower must comply with the Tower Orientation requirements of subsections (S) and (T) above for the full length and height of such **main walls**; and
  - (iv) Despite any setback or step back of main walls E1 and E2 from the building envelope shown on Diagram 6, main walls E1 and E2 of the East Tower must comply with the Tower Orientation requirements of subsections (S) and (T) above for the full length and height of such **main walls**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 455-2022 ]

(243) Exception CR 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) On 573 King Street East, the only permitted uses are a **recreation use, retail store, personal service shop, eating establishment, take-out eating establishment**, office and related **ancillary** uses; and: (i) they must be located in the **building** existing on the lands in 2019; and (ii) despite Regulation 40.10.20.100 (1) (A), the total **interior floor area** of all **eating establishments and take-out eating establishments** must not exceed 860 square metres;
  - (i) they must be located in the **building** existing on the lands in 2019; and
  - (ii) despite Regulation 40.10.20.100 (1) (A), the total **interior floor area** of all **eating establishments and take-out eating establishments** must not exceed 860 square metres;
- (B) Despite Regulation 40.10.40.1 (2)(A), the floor level of the first **storey** must be within 0.5 metres of the ground measured at the **lot line** abutting the street directly opposite each pedestrian entrance;
- (C) Despite Regulation 40.10.40.70(2)(B) and (C) the minimum **building setbacks** are as follows:
  - (i) A minimum of 0.0 metres from the **lot line** abutting King Street East;
  - (ii) A minimum of 0.0 metres from the **lot line** abutting St Lawrence Street;
  - (iii) A minimum of 11.7 metres from the west **lot line**; and (iv) A minimum of 1.8 metres from the south **lot line**;
  - (iv) A minimum of 1.8 metres from the south **lot line**;
- (D) Regulation 40.10.80.20 (1) with respect to **parking space** setbacks does not apply;
- (E) Regulations 40.10.100.10 (1) (B) & (C) with respect to **vehicle** access do not apply;
- (F) Despite Regulation 200.5.10.1 (1), a minimum of 7 **parking spaces** must be provided;
- (G) Despite Regulations 220.5.10.1 (3) & (5), no **loading spaces** are required for **retail store, eating establishment, personal service shop**, or office uses.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 246 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270 of former City of Toronto By-law 438-86. [ By-law: 384-2020 ]

(244) Exception CR 244

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

Site Specific Provisions:

- (A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 19718.

(245) Exception CR 245

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(101), former City of North York zoning by-law 7625.

(246) Exception CR 246



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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29058; and
- (B) Former City of North York by-law 29242.

(247) Exception CR 247

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 25705.

(248) Exception CR 248

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

Site Specific Provisions:

- (A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 28158; and
- (B) Section 64.23(78), former City of North York zoning by-law 7625.

(249) Exception CR 249

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

Site Specific Provisions:

- (A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29501; and
- (B) Section 64.25(6), former City of North York zoning by-law 7625.

(250) Exception CR 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) On 831, 833 and 837 Glencairn Avenue and 278, 280, and 282 Hillmount Avenue, if the requirements of Section 5 and Schedule A of By-law 617-2020 are complied with, the erection or use of a **building, structure**, addition or enlargement is permitted in compliance with (B) to (O) below:
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured between the Canadian Geodetic Datum elevation of 175.25 metres and the highest point of the **building** or **structure**;
- (C) Despite regulation 40.5.40.10(4), the height of elements for the functional operation of a **building**, such as mechanical equipment, air units, boilers generators, elevator equipment, tanks, and other



- architectural features including screen walls, parapets and architectural articulations may exceed the permitted maximum height for that **building** by 6 metres;
- (D) Despite regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 65 percent, based upon the lands outlined in Diagram 1;
- (E) Despite regulation 40.10.40.1(1), residential use portions may be permitted on the ground floor of a **mixed use building**;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 16,400 square metres, of which a minimum of 360 square metres of commercial **gross floor area** on the first **storey** of the **building** abutting Marlee Avenue is required;
- (G) Despite regulation 40.10.40.10(3), the permitted maximum height is shown in metres after the letters "HT" on Diagram 5 attached to By-law 617-2020;
- (H) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** is shown after the letters "ST" on Diagram 5 attached to By-law 617-2020. Elements for the functional operation of a **building**, such as mechanical equipment, air units, boilers generators, elevator equipment, tanks, and other architectural features including screen walls, parapets and architectural articulations shall not constitute a **storey** for the purposes of this By-law 617-2020;
- (I) Despite regulation 40.10.40.40(5), the required minimum height of the first **storey** is 4.0 metres, except for internal **amenity space**, which shall have a minimum ceiling height of 3 metres;
- (J) Despite Clause 40.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagrams 3, 4, and 5 attached to By-law 617-2020;
- (K) A maximum of 218 **dwelling units** are permitted, of which a minimum of 17 **dwelling units** must have three bedrooms;
- (L) Despite Clause 200.5.10.1, **parking spaces** for **dwelling units** must be provided at a minimum rate of:
- (i) 0.70 spaces per 1- Bedroom unit;
  - (ii) 0.90 spaces per 2 – Bedroom unit;
  - (iii) 1.00 spaces per 3-bedroom unit; and
  - (iv) 0.10 visitor spaces per dwelling unit;
- (M) **Parking spaces** for non-residential uses may be combined with the visitor **parking spaces** required for **dwelling units**;
- (N) Despite regulation 40.10.90.10(1), a **loading space** is permitted in a **rear yard** abutting a Residential Zone category provided the **loading space** is setback a minimum of 9.0 metres from a **lot** in the Residential Zone category;
- (O) Despite regulation 40.10.50.10(1)(B), a minimum 3.0 metre wide strip of **landscaping** is required between the **main wall** of the **building** and the **front lot line** abutting a **street** prior to the conveyance of any required road widening.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[By-law 617-2020]

(251) Exception CR 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) On 2 Bloor Street West and 820 Yonge Street, if the requirements of Section 11 and Schedule A of By-law 662-2020 are complied with, **buildings** and **structures** may be constructed on Parcel A as shown on Diagram 1 of By-law 662-2020 in compliance with (B) to (KK) below;
- (B) The **buildings**, **structures** and uses existing as of January 1, 2010 on Parcel B as shown on Diagram 1 of By-law 662-2020, are permitted on Parcel B;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 116.11 metres in the year 2019 and the elevation of the highest point of the **building** or **structure**;
- (D) Article 600.10.10 with respect to **Building Setbacks** does not apply;



- (E) Despite regulation 40.10.40.10(1), no portion of a **building** or **structure** erected on the lands may exceed the height in metres specified by the numbers following "HT" on Diagram 7 of By-law 662-2020;
- (F) Despite (E) above, and regulations 40.5.40.10(4), (5), (6) & (7), the following elements of a **building** may project above the permitted maximum **building** heights shown on Diagram 7 of By-law 662-2020:
- (i) **structures** and elements related to outdoor flooring and roofing assembly, safety railings, guard rails, railings, parapets, terraces, planters, balustrades, bollards, stairs, **ancillary structures**, retaining walls, and ornamental or architectural features may project above the height limits by no more than 2.0 metres;
  - (ii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres;
  - (iii) mechanical elements, garbage chutes, vents, emergency generators and lighting fixtures may project above the height limits by no more than 2.5 metres;
  - (iv) elevator overrun, acoustical barriers, landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures, and fences may project above the height limits by no more than 2.75 metres;
  - (v) cabanas and trellises may project above the height limits by no more than 3.6 metres;
  - (vi) photovoltaic solar energy devices and sunlight collection and distribution devices (sun beamers) may project above the height limits by no more than 5.0 metres;
  - (vii) window washing equipment, lightning rods and wind mitigation features;
  - (viii) mechanical screening and heating/cooling towers may project above the height limits by no more than 6.0 metres;
  - (ix) decorative lighting canopy and public art features; and
  - (x) structural elements, including but not limited to those that support the **building**, provided they project no higher than a Canadian Geodetic Datum elevation of 136.11 metres;
- (G) Despite (F) above, only the following structures and elements on the lot may project above the heights identified as HT 170 metres, HT 211 metres, and HT 254 metres on Diagram 7:
- (i) **ancillary structures**, **structures** and elements related to outdoor flooring and roofing assembly, parapets and **green roof** provided they project no higher than 2 metres; and
  - (ii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material provided they project no higher than 2 metres.
- (H) Despite regulations 40.10.40.70(1) and 40.10.40.80(1), the required minimum **building setbacks** and above ground separation distance between **main walls** are as shown on Diagram 7 of By-law 662-2020;
- (I) Despite (H) above and regulations 40.10.40.60(2) to (9), the following encroachments are permitted into the required minimum **building setbacks** and above ground separation distance between **main walls** on Diagram 7 of By-law 662-2020:
- (i) balconies may encroach no more than 2.0 metres into the **building setbacks** required by (H);
  - (ii) despite (I)(i) above, balconies located on the west side of "Building C" (as shown on Diagram 7) may encroach no more than 3.0 metres in the **building setbacks** required by (H);
  - (iii) despite (I)(i), balconies are not permitted to encroach into the **building setbacks** on the south façade of "Building C" (as shown on Diagram 7);
  - (iv) cladding, photovoltaic solar energy devices, wind mitigation features, canopies, awnings, building cornices, window washing equipment, terraces lighting fixtures, ornamental elements, lightning rods, trellises, eaves, window sills, stairs, stair enclosures, air intakes and vents, ventilating equipment, landscape and **green roof** elements, partitions dividing outdoor recreation areas, privacy screens, acoustical walls, wind mitigation elements, chimney stack, exhaust flues may encroach no more than 2.5 metres into the **building setbacks** required by (H);
  - (v) structural elements, including but not limited to those that support the **building**, may encroach no more than 4.0 metres into the ground floor **building setback** on the north side of "Building A" and "Building B" (as shown on Diagram 7);



- (vi) structural elements, including but not limited to those that support the **building**, may encroach no more than 20 metres into the required **building setbacks** and above ground separation distance between **main walls** on the south side of "Building C" (as shown on Diagram 7);
  - (vii) decorative lighting canopy; and
  - (viii) public art features;
- (J) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on Parcel A as shown on Diagram 1 of By-law 662-2020, must not exceed 128,800 square metres, provided:
- (i) On Parcel A, the residential **gross floor area** must not exceed 118,500 square metres;
  - (ii) On Parcel A, the non-residential **gross floor area** must not exceed 31,350 square metres; and,
  - (iii) On Parcel A, a minimum of 5,000 square metres of **gross floor area** must be used for office space;
- (K) The maximum number of **dwelling units** is 1,650;
- (L) A minimum of 10 percent of the total number of **dwelling units** must contain at least three bedrooms;
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided as follows:
- (i) a minimum of 0.15 **parking spaces** per dwelling unit for the tenants in the **mixed use building**;
  - (ii) no **parking spaces** are required for the visitors of residents to **dwelling units** in the **mixed use building**;
  - (iii) no **parking spaces** are required for the non-residential uses;
  - (iv) the **parking spaces** may be in an automated parking system; and
  - (v) no **parking spaces** are required to be provided on the lot or off-site for any existing **buildings** or any portion thereof remaining on the **lot** after the date of enactment of this by-law or to service any of the non-residential uses occurring on the **lot**;
- (N) **parking spaces** must comply with the **parking space** dimensions in clause 200.5.1.10 with the exception that:
- (i) the minimum length of a **parking space** is 5.4 metres;
  - (ii) the minimum width of a **parking space** is 2.2 metres; and
  - (iii) **parking spaces** provided in excess of the quantity required in subsection (M) above, or within an automated parking system will not be subject to clause 200.5.1.10;
- (O) Despite regulation 40.10.40.50(1) **amenity space** must be provided at a minimum rate of 2.70 square metres for each **dwelling unit**, of which:
- (i) a minimum of 0.70 square metres per **dwelling unit** is outdoor **amenity space**;
  - (ii) at least 40.0 square metres of the outdoor **amenity space** is in a location adjoining or directly accessible to one of the areas used as indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor **amenity space** component may be a **green roof**;
- (P) Despite 40.10.40.50(2), no outdoor **amenity space** is required for the non-residential uses;
- (Q) Despite regulation 40.10.40.1(1), residential use portions of the building may also be located on the same level or below non-residential use portions;
- (R) Despite 200.15 and By-law 579-2017, accessible **parking spaces** must be provided as follows:
- (i) accessible **parking spaces** 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 minimum 1.5 metre wide accessible barrier free aisle or path;
  - (iii) despite 200.15.1.5 and 200.15.1(4), accessible **parking spaces** within an automated parking system may be located anywhere above or below ground; and



- (iv) accessible **parking spaces** within an automated parking system do not need to comply with the dimensional requirements in (R);
- (S) Despite regulation 230.5.1.10(4)(A), a horizontal **bicycle parking space** must have a minimum width of at least 0.4 metres and a minimum length of at least 1.6 metres;
- (T) Despite regulation 230.5.1.10(4)(B), a vertical **bicycle parking space** must have a minimum width of at least 0.4 metres and a minimum horizontal clearance from the wall of at least 1.1 metres;
- (U) Despite regulation 230.5.1.10(7), no shower and change facilities are required;
- (V) Despite regulation 230.5.1.10(9), long term and short term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be located anywhere above or below ground in the building;
- (W) Despite regulation 230.5.1.10(10), long term and short term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be provided in any combination of vertical, horizontal or stacked positions;
- (X) Despite regulations 230.5.10.1(1), (2) and (5):
  - (i) at least 0.9 **bicycle parking spaces** per **dwelling unit** must be allocated as long-term **bicycle parking spaces** for the **dwelling units**;
  - (ii) at least 0.1 **bicycle parking spaces** per **dwelling unit** must be allocated as short-term **bicycle parking spaces** for the **dwelling units**;
  - (iii) at least 27 **bicycle parking spaces** must be allocated as long-term **bicycle parking spaces** for the non-residential uses;
  - (iv) at least 40 **bicycle parking spaces** must be allocated as short-term **bicycle parking spaces** for the non-residential uses; and
  - (v) the number of required **bicycle parking spaces** must be rounded down when the calculation results in a fraction;
- (Y) Despite regulation 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located in a secured room or an unsecured room;
- (Z) Despite the requirements of 220.5.10.1, **loading spaces** must be provided and maintained on Parcel A in accordance with the following minimum amounts:
  - (i) one (1) Type "B" **loading spaces**;
  - (ii) five (5) Type "C" **loading spaces**; and
  - (iii) two (2) Type "G" **loading space**;
- (AA) Despite regulation 40.10.100.10(1)(A), **vehicle** access to the **lot** does not need to be from the **lane**;
- (BB) Despite regulation 40.10.100.10(1)(c), more than one **vehicle** access is permitted;
- (CC) In addition to the **building** elements listed in regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the areas in a **building** used for:
  - (i) Hallways and elevator vestibules below ground;
  - (ii) Electrical, utility, mechanical and ventilation rooms on any level of the **building**; and
  - (iii) Ramps and car elevators to access **parking spaces** and the automated parking system;
- (DD) Despite 40.10.40.10(5), the minimum height of the first **storey** may be less than 4.5 metres;
- (EE) Despite 40.10.20.100(21), the maximum area of an **outdoor patio** is 500 square metres;
- (FF) Despite 40.10.20.100(33) and 150.100, there is no maximum **interior floor area** for an **eating establishment**;
- (GG) Despite 40.5.40.60(1), the height limitation of 5.0 metres related to canopies does not apply;
- (HH) Section 40.5.40.70(1) regarding setbacks to centreline of a **lane** do not apply;
  - (II) Despite 200.5.1.10(12), a **vehicle** entrance or exit to the **building** can be closer than 6.0 metres from the **lot line** abutting the **street**;
- (JJ) Despite (C) under "Prevailing By-law and Prevailing Sections" Section 12(2)380 of By-law 438-86 of the former City of Toronto, as amended does not apply; and
- (KK) For the purposes of this By-law 662-2020, a terrace means an outdoor area located on the roof of a **building** and such terrace is not a balcony.



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 3(b) of former City of Toronto By-law 438-86;
- (B) Section 12(2)132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2)380 of former City of Toronto By-law 438-86. [ By-law: 662-2020 ]

(252) Exception CR 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) On 60 and 64 Queen Street East and 131, 133 and 135 Church Street, if the requirements of Sections 6 and 7, and Schedule A of By-law 691-2021 are complied with, a **mixed use building and structure** may be constructed and used in compliance with (B) through (V) below;
- (B) Despite Regulation 40.10.40.40(1) the permitted maximum **gross floor area** on the lands must not exceed 29,900 square metres, of which a maximum of 29,650 square metres may be used for residential uses;
- (C) No residential **gross floor area** may be located above a Canadian Geodetic Datum elevation of 263.55 metres;
- (D) Despite Regulation 40.5.40.40(3), **gross floor area** may also be reduced by 437.74 square metres of space that is to be conveyed to the City and secured by one or more agreements pursuant to Section 37(3) of the Planning Act, as may be amended;
- (E) The space described in (D) above, may be measured on each **storey** from the interior of the **main walls** and the interior of the demising walls, including lobbies and elevator shafts;
- (F) The total number of **dwelling units** must not exceed 445;
- (G) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 40 percent of the total number of **dwelling units** must have two bedrooms; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
- (H) Despite Regulations 40.10.40.50 (1) and (2), **amenity space** must be provided at a minimum of 3.54 square metres for each **dwelling unit**, of which:
  - (i) a minimum of 2.26 square metres per **dwelling unit** is indoor **amenity space**;
  - (ii) a minimum of 1.28 square metres per **dwelling unit** is outdoor **amenity space**;
  - (iii) a minimum of 35 square metres of the total outdoor **amenity space** required for the **building** must be dedicated for use by pets; and
  - (iv) guest suites do not constitute **dwelling units** for the purposes of this By-law;
- (I) Despite Regulation 40.10.40.70(1) and Section 600.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 691-2021;
- (J) Despite (I) above, Clause 40.10.40.60 and Regulation 40.5.40.60(1), the following are permitted to encroach into the required **building setbacks** as shown on Diagram 3 of By-law 691-2021, as follows:
  - (i) parapets, columns and support **structures** up to a maximum of 1.5 metres;
  - (ii) canopies, light fixtures, awnings, ornamental elements, architectural features, windowsills, planters, guardrails, railings, stairs, wheelchair ramps, vents, screens and landscape features up to a maximum of 1.5 metres; and
  - (iii) provision (J)(ii) above, does not apply to the required **building setback** to the **lot line** abutting Dalhousie Street, as shown on Diagram 3 of this by-law, above the Canadian Geodetic Datum elevation of 121.65 metres;
- (K) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is 57, excluding the mechanical penthouse and the mezzanine located between the first and second **storeys**;
- (L) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the distance from the Canadian Geodetic Datum elevation of 86.65 metres and the elevation of the highest point of the **building** or **structure**;



- (M) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure**, including a mechanical penthouse, must not exceed the height in metres specified by the numbers following the symbol "HT" as shown on Diagram 3 of By-law 691-2021;
- (N) Despite (M) above and Clause 40.5.40.10 the following elements, **structures**, equipment, or parts of a **building**, are permitted to project above the permitted maximum height as shown on Diagram 3 of By-law 691-2021 as follows:
- (i) lightning rods, antennae, satellite dishes, window washing equipment, stair enclosures, parapets, architectural features, and elements of a green insulation and roof surface materials, may project above the height limits to a maximum of 3.0 metres; and
  - (ii) wind screens, awnings, guard rails, railings and dividers, structures for open air recreation, pergolas, trellises, balustrades, screens, stairs, roof drainage, chimneys, vents, terraces, light fixtures, **landscaping**, and planters may project above the height limits to a maximum of 3.0 metres on any portion of the second **storey** podium roof and the sixth **storey** podium roof;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for a **mixed use building** must be provided and maintained on the lands in accordance with the following:
- (i) a minimum of 0.115 **parking spaces** per **dwelling unit** for residents of the **mixed use building**;
  - (ii) zero (0) **parking spaces** are required for visitors to residents of the **mixed use building**; and
  - (iii) zero (0) **parking spaces** are required for non-residential uses;
- (P) Despite Regulation 200.5.1.10 (2)(A), a maximum of 8 **parking spaces** may have the following minimum dimensions:
- (i) length of 5.0 metres;
  - (ii) width of 2.6 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (Q) Despite Regulation 200.15.1(4), the nearest point of an accessible **parking space** must be located no more than 10.0 metres, unobstructed by walls, curbs and similar features, from the nearest door of the vestibule or lobby that leads to a barrier-free elevator that provides access to the first **storey** of the **building**;
- (R) Of the **parking spaces** required in accordance with provision (O) above, that must be configured as accessible **parking spaces** in accordance with Article 200.15.10, such accessible **parking spaces** may not be included in the reduction of **parking spaces** permitted by Regulation 200.5.10.1(12);
- (S) Despite Clause 220.5.10.1, one Type "G" **loading space** must be provided;
- (T) Despite Regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located on the first, second, and third **storeys**, and the mezzanine level between the first and second **storeys**, but must not be located in any required **amenity space**;
- (U) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space**; and
- (V) Regulation 230.40.1.20(2) with respect to the location of "short-term" **bicycle parking spaces** does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 691-2021 ]

(253) Exception CR 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) On 2161 Yonge Street, if the requirements of Section 7 and Schedule A of By-law 153-2022(OLT) are complied with, a **building**, **structure**, addition or enlargement is permitted in compliance with (B) to (P);
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 156.88 metres in the year 2017 and the elevation of the highest point of the **building** or **structure**;



- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 31,325 square metres, subject to the following:
- (i) the total **gross floor area** for residential uses must not exceed 22,440 square metres;
  - (ii) the total non-residential **gross floor area** must not exceed 8,885 square metres; and
  - (iii) the minimum **gross floor area** for office uses is 8,094 square metres;
- (D) A minimum of ten percent of the total number of **dwelling units** must contain three bedrooms or more;
- (E) In addition to the number of three bedroom **dwelling units** required in (D) above, a minimum of fifteen percent of the total number of **dwelling units** must contain two bedrooms or more;
- (F) Despite regulation 40.10.40.10(2), the permitted maximum height is specified, in metres, by the numbers following the symbol HT on Diagram 3 of By-law 153-2022(OLT);
- (G) Despite (F) above and regulations 40.5.40.10 (4), (5), (6), (7) and (8) the following **building** elements may exceed the permitted maximum height:
- (i) equipment used for the functional operation of the **building**, to a maximum of 6.5 metres;
  - (ii) chimneys, vents, window washing equipment and elevator overruns and associated machine rooms, to a maximum of 7.5 metres;
  - (iii) a parapet, including roof drainage, thermal insulation and roof ballast, at each of the roof levels of the **building**, provided that the maximum vertical dimension of any such parapet does not exceed a maximum of 1.5 metres; and
  - (iv) **structures** on the roof of the **building** used for outside or open air recreation, awnings, architectural features, elements of a **green roof**, public art features, partitions dividing outdoor recreation areas, screens, guard rails, safety railings and fences, trellises, planters, landscape features, and walls or structures enclosing such elements to a maximum of 4.0 metres;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 153-2022(OLT);
- (I) Despite (H) above, Regulation 40.5.40.60(1), and clause 40.10.40.60 the following **building** elements may encroach into the required minimum **building setbacks** as follows:
- (i) awnings, canopies, parapets, trellises, pillars, fences, screens, guardrails, balustrades and windows to a maximum of 2.5 metres;
  - (ii) architectural, art and landscape features, chimneys, vents, cornices, window sills, pilasters and eaves to a maximum of 1.0 metres; and
  - (iii) railings, retaining walls, stairs, stair enclosures, doors, wheelchair ramps, site servicing features, and underground garage ramps and associated structures to a maximum of 2.0 metres;
- (J) Despite Regulation 200.5.10.1(1), **parking spaces** must be provided on the **lot** as follows:
- (i) a minimum of 0.3 **parking spaces** per **dwelling unit** for residents of the **building**;
  - (ii) a minimum of 43 **parking spaces** for non-residential uses;
  - (iii) residential visitor and non-residential parking spaces may be shared;
  - (iv) a minimum of 2 "car-share" **parking spaces**; and
  - (v) for each car-share parking space provided on the **lot**, the minimum number of required residential **parking spaces** may be reduced by 4 parking spaces;
- (K) Despite Regulation 200.15.10(1) 4 accessible **parking spaces** must be provided on the **lot**;
- (L) Despite Regulation 200.15.1(4) the closest portion of an accessible **parking space** must be provided within 30 metres of a barrier free entrance to a passenger elevator that provides access to the first **storey** of the **building**;
- (M) Despite Regulations 230.5.1.10(9), (10) and 230.40.1.20(1) both "long-term" and "short-term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces** and may be located on any level of the **building** below-ground within a secured room, in a stacked manner and/or in bicycle lockers;
- (N) Despite Regulations 230.5.1.10(4)(A) and (5) a **stacked bicycle parking space** must be provided in accordance with the following dimensions:
- (i) a minimum length of 1.8 metres;
  - (ii) a minimum width of 0.45 metres; and



- (iii) a vertical clearance of 1.2 metres;
- (O) Despite Regulations 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located further than 30 metres from a pedestrian entrance to the **building** on the **lot**; and
- (P) Despite Regulations 220.5.10.1(2), (3), (5) and (9), a minimum of three Type "C" **loading spaces** must be provided and maintained on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 153-2022(OLT) ]

(254) Exception CR 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) On 2270-2280 and 2296 Eglinton Avenue, 6 Sanderstead Avenue and 9 Croham Road, if the requirements of Section 9 and Schedule A of By-law 519-2020 are complied with, a **building, structure**, addition or enlargement is permitted in compliance with (B) to (U) below:
- (B) Despite Regulation 40.5.40.10 (1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 158.69 metres and the elevation of the highest point of the **building**;
- (C) Despite regulation 40.10.40.40(1), the maximum permitted **Gross Floor Area** is 10,900 square metres;
- (D) Despite regulation 40.10.40.40(1), the maximum permitted **Gross Floor Area** for those uses listed in regulation 40.10.20.20 (1) (A) is 830 square metres;
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**;
- (F) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** in metres are as shown on Diagram 7 attached to By-law 519-2020;
- (G) Despite Regulation 40.10.40.10 (2), the permitted maximum height of a **building** or **structure** on a **lot** is the numerical value, in metres, following the letters "HT" as shown on Diagram 7 attached to By-law 519-2020;
- (H) Despite Article 40.10.40.10 (7), the maximum number of **storeys** in a **building** is the numerical value following the letters "ST" as shown on Diagram 7 attached to By-law 519-2020;
- (I) Despite Regulations 40.10.40.60 (1)(2)(3)(4)(5)(6)(7)(8) and (9), a deck, porch, balcony or similar **structure**, a canopy, awning or similar **structure**, pilaster, decorative column, cornice, sill, belt course or similar architectural feature, window projections, roof equipment, vents or landscape features may encroach into the required minimum **building setbacks** shown on Diagram 7 to a maximum of 1.8 metres;
- (J) Despite Regulation 40.10.40.50 (1), **amenity space** must be provided as follows:
  - (i) at least 3.4 square metres per **dwelling unit** of combined indoor and outdoor **amenity space**; and
  - (ii) at least 1.0 square metres of **amenity space** per **dwelling unit** required by (i) above must be provided on the roof;
- (K) Despite Regulation 40.10.40.60 (1), decks, porches and balconies, may encroach into the required minimum **building setbacks** as per Diagram 7 attached to By-law 519-2020;
- (L) Despite Regulation 200.5.10 (1) and Table 200.5.10.1, **parking spaces** must be provided as follows:
  - (i) Residential: a minimum of 77 vehicular **parking spaces**;
  - (ii) Shared Non-Residential and Visitor: a minimum of 9 vehicular **parking spaces**;
- (M) Despite Regulation 200.5.1.10 (2), a maximum of two **parking spaces** are permitted to have a minimum length of 5.2 metres and must be identified as being for small cars;
- (N) Despite Regulation 200.15, a minimum of four accessible **parking spaces** must be provided;
- (O) Despite regulation 230.5.1.10(4) the minimum width of a **bicycle parking space** is 0.4 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(138) in the former municipality of York By-law 1-83.  
[ By-law: 519-2020 ]



(255) Exception CR 255

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

Site Specific Provisions:

- (A) On 306, 310, 314, 320 and 326 Davenport Road, if the requirements of Section 7 and Schedule A of By-law 66-2021(LPAT) are complied with, a **building, structure**, addition or enlargement may be constructed or used in compliance with (B) to (Z) below;
- (B) Regulation 40.10.20.100(17), with respect to the permitted maximum **interior floor area** of a **retail services**, does not apply;
- (C) Despite Regulations 40.5.40.10(1), and (2), the height of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum elevation of 119.8 metres, and the highest point of the **building** or **structure**;
- (D) Despite Regulations 40.10.40.10(2) and (7), the permitted maximum height of a **building** or **structure** is the numerical value following the symbol "HT" and the permitted maximum number of **storeys** is the numerical value following the symbol "ST" as shown on Diagram 2 of By-law 66-2021(LPAT);
- (E) Despite Regulation (D) above, in addition to the elements permitted to project above the permitted maximum height by Clause 40.5.40.10, the following elements may project above the permitted maximum height: parapets, guard rails, railings and dividers, trellises, roof drainage, window washing equipment, lightning rods, **landscaping** and elements of a **green roof**, up to a maximum vertical projection of 3.0 metres;
- (F) Despite Regulation (D) above, in addition to the elements permitted to project above the permitted maximum height by Clause 40.5.40.10, **building** maintenance units and associated screening may project above the permitted maximum height, up to a maximum vertical projection of 5.0 metres;
- (G) For the purposes of determining the maximum number of **storeys** permitted by Regulation (D) above, a portion of the **building** used in conjunction with **dwelling units** below and not exceeding 295 square metres of **gross floor area** is not considered a **storey** if located within the following areas on Diagram 2 of By-law 66-2021(LPAT):
  - (i) The areas identified with an ST symbol; or
  - (ii) The area within which a maximum height of 80.70 metres is permitted;
- (H) Despite Clauses 40.5.40.70 and 40.10.40.70, the required minimum **building setbacks** are shown in metres on Diagram 2 of By-law 66-2021(LPAT).
- (I) Despite Regulation (H) above, the following required minimum **building setbacks**, measured from the **lot line** to the exterior wall of a building or structure, are required at the elevations specified:
  - (i) A minimum building setback of 2.5 metres must be provided from the **lot line** along Davenport Road to the exterior wall, as measured at the surface of the ground;
  - (ii) A minimum building setback of 2.0 metres must be provided from the **lot line** along Davenport Road to the exterior wall, as measured at a height of 5.5 metres;
  - (iii) A minimum building setback of 1.5 metres must be provided from the **lot line** along Davenport Road to the exterior wall, as measured at a height of 9.0 metres;
  - (iv) A minimum building setback of 1.5 metres must be provided from the **lot line** along Bedford Road to the exterior wall, as measured at the surface of the ground;
  - (v) A minimum building setback of 1.0 metre must be provided from the **lot line** along Bedford Road to the exterior wall, as measured at a height of 5.5 metres;
  - (vi) A minimum building setback of 0.5 metres must be provided from the **lot line** along Bedford Road to the exterior wall, as measured at a height of 9.0 metres.
- (J) Despite Regulations (H) and (I) above and Clause 40.10.40.60, the following **building** elements may encroach into a required **building setback**:
  - (i) Cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, mullions and mullion caps, and underground garage ramps and associated **structures**;



- (K) No portion of the **building** may be located within the area identified as "STRATIFIED ABOVE GRADE LANE WIDENING" on Diagram 2 of By-law 66-2021(LPAT) unless it is located a minimum vertical distance of 1.2 metres below the ground throughout the area identified as "STRATIFIED ABOVE GRADE LANE WIDENING" on Diagram 2 of By-law 66-2021(LPAT).
- (L) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** or **structures** is 24,320 square metres, of which the **gross floor area** occupied by residential uses must not be more than 22,000 square metres;
- (M) Regulation 40.10.40.1(1), with respect to the location of residential uses in a **mixed-use building**, does not apply;
- (N) Despite Regulation 40.10.40.50.(1), **amenity space** must be provided as follows:
  - (i) Minimum of 2.1 square metres of indoor **amenity space** per **dwelling unit** must be provided; and
  - (ii) A minimum of 1.7 square metres of outdoor **amenity space** per **dwelling unit** must be provided and is not required to be in a location which is directly accessible to the indoor **amenity space**;
- (O) Regulation 40.10.40.80(2), with respect to required separation distances between **main walls**, does not apply;
- (P) Regulation 40.10.100.10(1)(C), limiting the number of **vehicle** accesses to one, does not apply;
- (Q) Regulation 200.5.1.10(12), respecting **vehicle** entrances, does not apply;
- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, off street **parking spaces** must be provided and maintained in accordance with the following:
  - (i) A minimum of 0.5 **parking spaces** per one bedroom **dwelling unit**, a minimum of 0.80 **parking spaces** per two bedroom **dwelling unit** and a minimum of 1.00 **parking spaces** per three bedroom **dwelling unit** must be provided for the exclusive use of residents of the **dwelling units**;
  - (ii) A minimum of 0.10 **parking spaces** per **dwelling unit** must be provided for residential visitors; and
  - (iii) A minimum of 1.0 **parking spaces** for each 100 square metres of non-residential **gross floor area** must be provided for non-residential uses;
- (S) The maximum parking rates of Regulation 200.5.10.1(1) and Table 200.5.10.1 do not apply.
- (T) **Parking spaces** provided for the use of residential visitors or for non-residential uses on the lands may be shared on a non-exclusive basis;
- (U) Regulation 200.15.1(4), respecting the location of accessible **parking spaces**, does not apply
- (V) **Bicycle parking spaces** must be provided and maintained in accordance with the following:
  - (i) A minimum of 0.10 **bicycle parking spaces** per **dwelling unit** must be allocated for short-term **bicycle parking spaces**;
  - (ii) A minimum of 0.90 **bicycle parking spaces** per **dwelling unit** must be allocated for long-term **bicycle parking spaces**;
  - (iii) Despite Regulation 230.5.1.10(9), long-term **bicycle parking spaces** may be located on any level below-ground;
  - (iv) Not less than 3 plus 0.3 short-term **bicycle parking spaces** per 100 square metres of **gross floor area** for non-residential uses must be provided;
  - (v) Not less than 0.2 long-term **bicycle parking spaces** per 100 square metres of **gross floor area** for non-residential uses must be provided;
- (W) Despite 230.5.1.10(4), if a **stacked bicycle parking space** is provided, its minimum dimensions must comply with the following:
  - (i) Minimum length of 1.8 metres;
  - (ii) Minimum width of 0.4 metres; and
  - (iii) Minimum vertical clearance of 1.2 metres;
- (X) Regulation 230.40.1.20(2), respecting the location of short-term **bicycle parking spaces**, does not apply;



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

(Z) Article 600.10.10, respecting **building setbacks** for towers, does not apply;

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

[ By-law: 66-2021(LPAT) ]

(256) Exception CR 256

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29032; and

(B) Former City of North York by-law 30206.

(257) Exception CR 257

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

Site Specific Provisions:

(A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22588.

(258) Exception CR 258

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

Site Specific Provisions:

(A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

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

(259) Exception CR 259

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31610.

(260) Exception CR 260

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

Site Specific Provisions:

(A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.



Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 18758;
- (B) Former City of North York by-laws 18840; and
- (C) Former City of North York by-laws 22866;

(261) Exception CR 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) On 1467 Bathurst Street and 490 St Clair Avenue West, if the requirements of Section 12 and Schedule A of By-law 648-2020 are complied with, **buildings** and **structures** in compliance with (B) to (II) below may be erected and used;
- (B) The **lands** consist of the area within the heavy lines as shown on Diagram 1 of By-law 648-2020;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 157.34 metres in the year 2020 and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulations 40.10.40.10(2), 40.10.40.10(7), and (E) below:
  - (i) the westerly tower is permitted to have a maximum of 35 **storeys**, plus an additional **storey** for **amenity space**; and
  - (ii) for the purpose of determining compliance with D(i) above, the mechanical penthouse and the mezzanine containing the community centre use shall not be considered a **storey**;
- (E) Despite regulation 40.10.40.10(2), no portion of a **building** or **structure** erected on the **lands** may exceed the height in metres specified by the numbers following "HT" on Diagram 7 of By-law 648-2020 as follows;
- (F) Despite (E) above, and regulations 40.5.40.10(4), (5), (6) & (7) and 40.5.75.1(2)(A)(ii), the following elements of a **building** may project above the permitted maximum **building** heights shown on Diagram 7 of By-law 648-2020:
  - (i) **structures** and elements related to outdoor flooring and roofing assembly, safety railings, guard rails, railings, parapets, terraces, planters, balustrades, bollards, stairs, **ancillary structures**, retaining walls, and ornamental or architectural features by no more than 2.0 metres;
  - (ii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres;
  - (iii) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, garbage chutes, emergency generators and lighting fixtures by no more than 2.5 metres;
  - (iv) elevator overrun, acoustical barriers, landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures, and fences by no more than 2.75 metres;
  - (v) cabanas and trellises by no more than 3.6 metres;
  - (vi) wind mitigation features by no more than 3.0 metres;
  - (vii) mechanical screening and heating/cooling towers by no more than 8.0 metres;
  - (viii) window washing equipment, lightning rods, decorative lighting canopy and public art features;
- (G) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and above ground separation distance between **main walls** in metres are as shown on Diagram 7 of By-law 648-2020;
- (H) Despite (G) above and regulations 5.10.40.70(1) and 40.10.40.60(2) to (9), the following encroachments are permitted into the required minimum **building setbacks** and above ground separation distance between **main walls** on Diagram 7 of By-law 648-2020:
  - (i) balconies may encroach no more than 2.0 metres;
  - (ii) cladding, wind mitigation features, awnings, **building** cornices, window washing equipment, terraces lighting fixtures, ornamental elements, lightning rods, trellises, eaves, window sills, stairs, stair enclosures, air intakes and vents, ventilating equipment, landscape and **green roof**



- elements, partitions dividing outdoor recreation areas, privacy screens, acoustical walls, wind mitigation elements, chimney stack, exhaust flues may encroach no more than 2.5 metres;
- (iii) canopies may encroach no more than 4.0 metres; and
- (iv) public art features and all **landscaping** associated with the privately owned publically accessible space;
- (I) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures**, must not exceed 82,750 square metres, provided:
- (i) the residential **gross floor area** must not exceed 80,500 square metres; and
- (ii) the non-residential **gross floor area** must not exceed 2,250 square metres;
- (J) A minimum of 10 percent of the total number of **dwelling units** must contain at least three bedrooms;
- (K) Despite regulation 200.5.10.1(1) and (2), and Table 200.5.10.1, **parking spaces** must be provided as follows:
- (i) A minimum of 0.5 **parking spaces** per **dwelling unit** for residents;
- (ii) A minimum of 0.06 **parking spaces** per **dwelling unit** for residential visitors;
- (iii) A minimum of 1 **parking space** must be provided for a **day nursery** use;
- (iv) A minimum of 1 **parking space** must be provided for a **community centre** use;
- (v) with the exception of (K)(iii) and (K)(iv), no **parking spaces** are required for non-residential uses on the **lands**;
- (vi) the **parking spaces** required by (K)(ii) may be provided on a nonexclusive basis within a **public parking** facility;
- (vii) the **parking spaces** required by (K)(iii) and (K)(iv) must be provided on an exclusive basis within a **public parking** facility;
- (L) Despite Section (K) above, a reduction of four resident **parking spaces** is permitted for each on-site 'car-share parking space' provided, up to a maximum of 1 'car-share parking space' per 60 **dwelling units**;
- (M) **parking spaces** must comply with the **parking space** dimensions in regulation 200.5.1.10 with the exception that no more than 10 **parking spaces** may have a minimum width of 2.6 metres when obstructed on one side;
- (N) Despite clause 200.15.1, accessible **parking spaces** must be provided as follows:
- (i) accessible **parking spaces** 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 minimum 1.5 metre wide accessible barrier free aisle or path; and
- (iii) despite regulation 200.15.1(4) and 200.15.15.4(2), a maximum of 10 accessible **parking spaces** do not need to be the shortest route to the passenger elevator;
- (O) Despite regulation 40.10.40.1(1), **dwelling units** located in the central tower of the **building** may also be located on the same level or below non-residential use portions;
- (P) Despite regulation 230.5.1.10(4)(A), a horizontal **bicycle parking space** must have a minimum width of at least 0.4 metres and a minimum length of at least 1.6 metres;
- (Q) Despite regulation 230.5.1.10(4)(B), a vertical **bicycle parking space** must have a minimum width of at least 0.4 metres and a minimum horizontal clearance from the wall of at least 1.1 metres;
- (R) Despite regulation 230.5.1.10(7), no shower and change facilities are required;
- (S) Despite regulation 230.5.1.10(9), long term and short term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be located anywhere above-grade or on the P1 and P2 levels in the **building**;
- (T) Despite regulation 230.5.1.10(10), long term and short term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be provided in any combination of vertical, horizontal or stacked positions;



- (U) Despite regulations 230.5.10.1(1), (3) and (5), and Table 230.5.10.1(1):
  - (i) at least 0.9 **bicycle parking spaces** per **dwelling unit** must be allocated as long-term **bicycle parking spaces** for the **dwelling units**;
  - (ii) at least 0.1 **bicycle parking spaces** per **dwelling unit** must be allocated as short-term **bicycle parking spaces** for the **dwelling units**;
  - (iii) at least 1 **bicycle parking space** per 562 square metres of non-residential **gross floor area** must be allocated as long-term **bicycle parking spaces** for the non-residential uses;
  - (iv) at least 1 **bicycle parking space** per 281 square metres of non-residential **gross floor area** must be allocated as short-term **bicycle parking spaces** for the non-residential uses; and
  - (v) The number of required **bicycle parking spaces** must be rounded down when the calculation results in a fraction;
- (V) Despite regulation 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** and may be located in a secured room or an unsecured room;
- (W) Despite the requirements of clause 220.5.10.1, **loading spaces** must be provided and maintained as follows:
  - (i) one (1) Type "G" **loading space**; and
  - (ii) one (1) Type "B" **loading space**;
- (X) Despite regulation 40.10.100.10(1)(C), more than one **vehicle** access is permitted;
- (Y) Despite regulation 40.10.20.100(8), the entrance or exit to a **lot** with **public parking** may be through any zone category;
- (Z) In addition to the **building** elements listed in regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the areas in a **building** used for:
  - (i) All open to below areas;
  - (ii) **public parking** below ground, inclusive of ramps and aisles above and below ground;
  - (iii) Hallways and elevator vestibules below ground; and
  - (iv) Electrical, utility, mechanical and ventilation rooms on any level of the **building**;
- (AA) Despite regulation 40.10.40.10(5), the minimum height of the first **storey** that contains **dwelling units** and the ground floor of the central tower must be at least 3 metres, and no other areas of the first **storey** shall have a minimum height requirement;
- (BB) With the exception of both indoor and outdoor **amenity space** including any enclosure required to access the **amenity space**, no residential **dwelling units** are permitted above a Canadian Geodetic Datum elevation of 273 metres in the year 2020 in the westerly tower;
- (CC) Despite 40.10.40.1(3), integrated townhouse units may be located so that another building is between any **main wall** of the **building** and the **street** on which the **building** fronts;
- (DD) Despite regulation 40.10.20.100(21)(B), the maximum area of each **outdoor patio** is 500 square metres;
- (EE) Despite regulation 40.10.20.100(33) and clause 150.100, there is no maximum **interior floor area** for an **eating establishment**;
- (FF) Despite regulations 40.5.40.60(1) the height limitation of 5.0 metres related to canopies does not apply;
- (GG) Despite clauses 40.10.90.40 and 40.10.100.10, access to a **loading space** and **vehicle** access to the **lots** will be from a private **driveway** on the north and east adjacent **lot** accessing both Bathurst Street and St Clair Avenue West;
- (HH) Despite regulations 220.5.20.1(1) and 220.5.20.1(2), the width and slope of the existing private **driveway** providing access to the proposed **loading spaces** as it existed in the year 2020 on the east and north adjacent lots shall be deemed to comply;
- (II) Despite regulation 200.5.1(3)(A), a maximum of 15 **parking spaces** can be accessed from a **drive aisle** with a width of at least 4.0 metres.

Prevailing By-laws and Prevailing Sections:



- (A) By-law 358-1998(OMB), former City of Toronto Zoning By-law 438-86, and former City of York Zoning By-law 1-83 shall not apply to the lands shown on Diagram 1 of By-law 648-2020. [ By-law: 648-2020 ]  
[ By-law: 648-2020; 1092-2021 ]

(263) Exception CR 263

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(77), former City of North York zoning by-law 7625.

(264) Exception CR 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) On 276-294 Main Street, if the requirements in Section 4 and Schedule A of By-law 266-2021(LPAT) are complied with, a **building, structure**, addition or enlargement may be erected in compliance with (B) to (W) below;
- (B) For the purposes of this Exception, the **front lot line** shall be the **lot line** running parallel to Main Street;
- (C) Despite Regulation 40.10.20.100(8), the entrance or exit to **public parking** may be through a **lane** or **street** in the Residential Zone;
- (D) Despite Regulation 40.10.20.100(11), a fence is not required on a **lot** with **public parking** in a surface parking lot;
- (E) Despite Regulation 40.10.40.1(1) and By-law 607-2015, residential lobby, mail room and other **ancillary** residential use portions of the **building** may be located at the same level as non-residential use portions of the **building**;
- (F) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 130.10 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite Regulation 40.10.40.10(2), the maximum height of any part of a **building** or **structure** is the numerical value, in meters, following the letters "HT" shown on Diagram 3 attached to this by-law;
- (H) Despite Regulations 40.5.40.10(3), 40.5.40.10(4), 40.5.40.10(5) and 40.5.40.10(6), the following **building** elements and **structures** are permitted to project vertically beyond the height limits specified on Diagram 3 of By-law 266-2021(LPAT);
  - (i) A parapet, roof drainage components, or thermal and waterproofing assembly located at each of the roof levels of the **building**, provided the maximum vertical distance of any such **structure** does not exceed 1.5 metres;
  - (ii) Safety railings and fences and guardrails at each of the roof levels of the **building**, provided the maximum vertical dimension of any such **structure** does not exceed 1.8 metres beyond the height of each roof level of the **building**;
  - (iii) **Structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, planters, wind mitigation elements, noise mitigation elements, screens, landscape features, telecommunications equipment and antennae, and partitions dividing outdoor recreation areas, provided the maximum vertical distance of such does not exceed 2.5 metres; and
  - (iv) Mechanical penthouses, mechanical or operational equipment, stairs, stair enclosures, window washing equipment, lightning rods, exhaust flues, vents, ventilating equipment, chimney stack, and garbage chute overruns provided the maximum vertical distance of such does not exceed 5.0 metres, notwithstanding that cooling towers, cooling tower perimeter walls, elevator overruns, a parapet, roof drainage components, and thermal and waterproofing assembly can project an additional 2.5 metres for a total of 7.5 metres;
- (I) Despite Regulation 40.10.40.40(1), the combined residential **gross floor area** and non-residential **gross floor area** shall not exceed 28,150 square metres, provided that:



- (i) The residential **gross floor area** does not exceed 26,450 square metres;
  - (ii) The non-residential **gross floor area** does not exceed 1,700 square metres, of which a minimum of 1,400 square metres shall be office; and
  - (iii) For the purposes of this Exception, **parking spaces** located in a **public parking** facility below ground shall not be included in the calculation of **gross floor area**;
- (J) Despite Regulation 40.10.40.50(1), a **building** must provide **amenity space** at a minimum rate of 3.0 square metres for each **dwelling unit**, of which:
  - (i) at least 1.5 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 1.5 square metres for each **dwelling unit** is outdoor **amenity space**;
  - (iii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iv) no more than 25 percent of the outdoor component may be a **green roof**;
- (K) Despite Regulations 5.10.40.70(1), 40.5.40.70(1) and 40.10.40.70(2), the required minimum **building setbacks** above grade are as shown on Diagram 3 of By-law 266-2021(LPAT);
- (L) Despite Clause 40.5.40.70 and Regulation 40.10.40.70(2), the following **building** elements and **structures** are permitted to encroach into the required minimum **building setbacks** shown in metres on Diagram 3 of By-law 266-2021(LPAT):
  - (i) Lighting fixtures, architectural features, window washing equipment, awnings, canopies, parapets, parapet flashing, roof and terrace scuppers, roof overhang, gutter, downspout, trellises, window sills, guardrails, balustrades, railings, wind mitigation and acoustic screens and features, planters, wheel chair ramps, mechanical exhaust and intake components, underground garage ramps and their associated **structures** and elements, retaining walls, fences, Siamese connections, privacy screens, and a porch with a roof associated with a **heritage site** to a maximum of 2.0 metres; and
  - (ii) Balconies to a maximum of 2.0 metres;
- (M) Despite Regulation 40.10.40.80(2), no regulations for the separation distance between **main walls** with or without windows on the same **lot** apply provided they meet the minimum **building setbacks** as shown on Diagram 3 of By-law 266-2021(LPAT);
- (N) Despite Regulations 40.10.80.20(1) and (2), a **parking space** may be located within 0.5 metres of a **lot line** or within 7.5 metres from a **lot** in the Residential Zone category, Residential Apartment Zone category or Open Space Zone category;
- (O) Despite Regulation 200.5.10.1(1), **parking spaces** must be provided in accordance with the following:
  - (i) a rate of 0.3 parking spaces per **dwelling unit** for residents;
  - (ii) a rate of 0.06 parking spaces per **dwelling unit** for residential visitors and which may be shared on a non-exclusive basis with occupants and visitors to the non-residential uses on the **lot**; and
  - (iii) Despite Regulation 40.5.80.1(1) **parking spaces** required by Section (O)(ii) above may be provided as **public parking**;
- (P) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of the required **parking spaces** may have minimum dimensions of:
  - (i) length of 5.1 metres;
  - (ii) width of 2.4 metres;
  - (iii) vertical clearance of 1.7 metres; and
  - (iv) the side of the **parking space** may be obstructed;
- (Q) Despite Regulation 200.5.1.10(2)(A)(ii) and (P)(ii) above:
  - (i) a **bicycle parking space** may encroach into the required width of a **parking space** by up to 0.15 metres on one or both sides, provided; and
  - (ii) a maximum of 15 percent of the number of **parking spaces** may be encroached upon as permitted by (i) above;
- (R) Despite Regulation 200.5.1.10(2)(D), **bicycle parking spaces** and their associated fixed objects are not an obstruction of a **parking space**;



- (S) Regulation 200.5.1.10(2)(C)(iv), does not apply to a **parking space** that is obstructed and parallel to a **drive aisle** from which **vehicle** access is provided;
- (T) Despite Regulation 200.15.1(1) and By-law 579-2017, accessible **parking spaces** must comply with the following:
- (i) accessible **parking spaces** must be located on the same level as a barrier free passenger elevator that provides access to the first **storey** of the **building**;
  - (ii) 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;
- (U) Despite Regulation 220.5.10.1(1), a minimum of 1 Type "G" **loading space** must be provided;
- (V) Despite Regulation 230.5.1.10(4) the minimum dimensions of a **stacked bicycle parking space** are:
- (i) minimum length of 1.6 metres;
  - (ii) minimum width of 0.25 metres; and
  - (iii) minimum vertical clearance from the ground of 1.2 metres; and
- (W) A minimum of 10 percent of **dwelling units** must be three-bedroom **dwelling units** and a minimum of 25 percent of **dwelling units** must be two-bedroom **dwelling units**, and for the purposes of this section if the calculation of the number of required **dwelling units** results in a number with a fraction, the number is rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 266-2021(LPAT) ]

(265) Exception CR 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) On 1285 Queen Street East, if the requirements of By-law 962-2020(LPAT) are complied with, none of the provisions of By-law 569-2013 apply to prevent the use or erection of a **mixed use building** that complies with Sections (B) to (P).
- (B) Despite Regulations 40.5.1.10(3) and 40.10.40.40(1), the **gross floor area** of the **mixed use building** does not exceed 7,300 square metres, of which a maximum 6,500 square metres may be used for residential uses and a maximum of 800 square metres may be used for non-residential uses;
- (C) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 77.61 metres, and the elevation of the highest point of the **building**;
- (D) Despite Regulation 40.10.40.1(1) residential uses are permitted on the **first floor**;
- (E) Despite Regulations 40.5.40.10(2) and (4) and 40.10.40.10(2), the maximum height of a **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol "HT" as shown on Diagram 4 of By-law 962-2020(LPAT); with the exception of the following:
- (i) Eaves, cornices, lighting fixtures, ornamental elements, vents, insulation, thermal and moisture protection which may project up to a maximum 0.45 metres;
  - (ii) Architectural features which may project up to a maximum 3.00 metres;
  - (iii) Parapets which may project up to a maximum 0.90 metres;
  - (iv) Planters and guardrails which may project up to a maximum of 1.20 metres;
  - (v) Screens, elements of a **green roof**, exhaust flues, lighting rods, window washing equipment which may project up to 3.00 metres;
  - (vi) Mechanical penthouse including indoor amenity area and associated washrooms/ **structures** which may project up to a maximum of 5.0 metres; and
  - (vii) Elevator enclosures and overruns within the area shown on Diagram 4 to a maximum of 6.0 metres.



- (F) Despite Regulation 40.10.40.10(5), the minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey** is 4.26 metres, excluding residential floor areas;
- (G) Despite Regulations 5.10.40.70(1), (2) and (4), 40.10.40.60, 40.10.40.70(2) 40.10.40.80(2), and clause 40.10.40.60 the required minimum **building setbacks** and minimum above-ground distance between **main walls** areas shown in metres on Diagram 4 of By-law 962-2020(LPAT), with the exception of the following;
- (i) Eaves, cornices, lighting fixtures, ornamental elements, vents, insulation, thermal and moisture protection which may encroach up to a maximum 0.45 metres;
  - (ii) Architectural features, columns or structural supports which may encroach up to a maximum of 2.30 metres;
  - (iii) Emergency egress corridor which may encroach up to a maximum 1.0 metres;
  - (iv) Balconies which may encroach up to a maximum 2.20 metres excluding east and west setbacks; and
  - (v) Stairwells and landscape planters which may encroach up to a maximum 1.20 metres.
- (H) Despite Regulation 40.10.40.50(1)(A) and (B), **amenity space** must be provided at a minimum rate of:
- (i) 2.0 square metres per **dwelling unit** of outdoor **amenity space** which may be provided in a location which is not directly accessible to the indoor **amenity space**; and
  - (ii) 2.0 square metres per **dwelling unit** of indoor **amenity space**.
- (I) Despite Regulations 200.5.1.10(2), 200.5.10.1(1), Table 200.5.10.1, **parking spaces** for the **mixed use building** must be provided accordance with the following:
- (i) a minimum of 37 **parking spaces** are required for residents, with a minimum length of 5.6 metres, width of 2.6 metres and height of 2.0 metres;
  - (ii) despite (i) above, three **parking spaces** may have a reduced length of 4.6 metres and a width of 2.6 metres;
  - (iii) no **parking spaces** are required for residential visitors of the **dwelling units**;
  - (iv) no **parking spaces** are required for non-residential uses; and
  - (v) 1 accessible **parking space** must be provided.
- (J) Despite Regulations 200.15.1(4)(B) and (C), 1 accessible **parking space** may be located further than the shortest route from a passenger elevator that provides access to the **first storey** of the **building**;
- (K) Regulation 200.15.1(3) with respect to a barrier-free aisle does not apply.
- (L) One **loading space** type – G and one **loading space** type – B are required, which may be in the form of a shared **loading space**.
- (M) Despite Regulation 230.5.10.1(1),(3),(5), **bicycle parking spaces** must be provided as follows:
- (i) a minimum of 63 **bicycle parking spaces** – long term;
  - (ii) a minimum of 7 **bicycle parking spaces** – short term; and
  - (iii) no **bicycle parking spaces** are required for non-residential uses.
- (N) **Bicycle parking spaces** may be located outdoors or indoors, including within a secured room or enclosure or on a wall associated with a **vehicle parking space** in the form of a bicycle rack or **stacked bicycle parking space**;
- (O) Despite regulation 230.5.1.10(4)(A)(ii), 230.5.1.10(4)(B)(ii), 230.5.1.10(6) and 230.5.1.10(9):
- (i) a **bicycle parking space** may have a minimum width of 0.5 metres;
  - (ii) **bicycle parking space** placed in a vertical position may have a minimum width of 0.5 metres; and
  - (iii) the minimum **bicycle parking space** dimensions if **bicycle parking spaces** are in a bicycle rack, or are **stacked bicycle spaces** located in a secured room or area is a 1.2 meter vertical clearance for each **bicycle parking space**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86  
[By-law 962-2020(LPAT)]



(266) Exception CR 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) On 2490-2514 Yonge Street, Part of 567 Duplex Avenue, and 10-12 and Part of 20 Castlefield Avenue, if the requirements of section 8 and Schedule A of By-law 918-2020 are complied with, a mixed use **building** and **ancillary** uses thereto, including below-ground **public parking**, may be constructed or used on the **lot** in accordance with (B) to (O) below;
- (B) Regulations 40.5.1.10 (3) and (4), 40.10.40.10 (5), 40.10.50.10 (2) and (3), 40.10.90.1, 40.10.100.10 (1)(a), 40.10.100.10 (2), 40.10.20.100 (1), (33), (21), (20), (46), (17), (24) and (21), 40.10.40.1 (1), 40.10.40.1(6), 40.10.40.1 (1), (2) and (6), do not apply;
- (C) Despite clause 40.10.40.70, the required minimum **building setbacks** in metres are as shown on Diagram 3 of By-law 918-2020;
- (D) Despite regulations 40.10.40.10(2), (5), and (7), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT and the permitted maximum number of **storeys** is the numerical value preceding the symbol ST on Diagram 3 of this By-law 918-2020;
- (E) Despite regulation 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 166.40 metres and the elevation of the highest point of the **building** or **structure**;
- (F) Despite regulation 40.10.40.40(1) the permitted maximum **gross floor area** is 19,500 square metres;
- (G) Despite clauses 40.5.40.60, 40.10.40.60, and regulation (D) above, the following **building** elements may project beyond the heavy lines shown on Diagram 3:
  - (i) Balconies, cornices, lighting fixtures, window washing equipment, awnings, canopies, finials, parapets, terraces, terrace guards, platforms, ornamental or architectural elements, trellises, eaves, window sills, bay windows, canopies, guardrails, balustrades, railings, wind mitigation screens and features, piers, planters, monuments, arbours, patios, decorative features, stairs, stair enclosures, stair landings, supportive columns, wheel chair ramps, vents, stacks, wind screens and features, acoustic screens and features, underground garage ramps and their associated **structures**, underground garage stair enclosures, retaining walls, fences, screens, weather protection canopies, and landscape and public art features, to a maximum of 3.0 metres;
- (H) Despite regulations 40.5.40.10(3), (4), (5), (6), (7), and (C) above, the following **building** elements may project above the heights specified by the numbers following the symbol HT on Diagram 3:
  - (i) A parapet, roof drainage, thermal insulation or roof ballast, and roof construction assembly elements, located at each of the roof levels of the **building**, provided the maximum vertical distance of any such **structure** does not exceed 1.8 metres;
  - (ii) Safety railings and fences at each of the roof levels of the **building**, provided the maximum vertical dimension of any such **structure** does not exceed 1.8 metres, and having a maximum combined vertical dimension with (i) above of 2.75 metres above the height of each roof level of the **building**;
  - (iii) **Structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, wind mitigation elements, landscape features, architectural elements, elevator overruns, public art features, telecommunications equipment and antennae, window washing equipment, life safety equipment, stair towers, stair enclosures, partitions dividing outdoor recreation areas, trellises or a fence, planters, landscape features, walls or **structures** enclosing such elements, lightning rods and exhaust flues, swimming pools (elevated or otherwise), **structures** housing pool or spa maintenance or operational equipment, provided the maximum vertical distance of such does not exceed 4.0 metres.
- (I) Despite regulation 40.10.40.50(1)(A), a minimum of a combined 4.0 square metres of indoor **amenity space** and of outdoor **amenity space** per **dwelling unit** must be provided;
- (J) Despite clause 220.5.10.1, a minimum of 1 Type "G" **loading space** is required;
- (K) Despite regulation 200.5.10.1 and Table 200.5.10.1, the number of required **parking spaces** must be provided on the **lot** as follows:



- (i) A minimum of 0.7 **parking space**, and up to a maximum of 1.0 **parking space**, for each one-bedroom **dwelling unit**;
  - (ii) A minimum of 0.9 **parking space**, and up to a maximum of 1.3 **parking spaces**, for each two-bedroom **dwelling unit**;
  - (iii) A minimum of 1.0 **parking space**, and up to a maximum of 1.5 **parking spaces**, for each three-bedroom **dwelling unit**;
  - (iv) A minimum of 0.1 **parking space** for each **dwelling unit** for residential visitors;
  - (v) A minimum of 1.0 **parking spaces**, and up to a maximum of 4.0 **parking spaces**, for each 100 square metres of non-residential **gross floor area**;
  - (vi) For each car-share **parking space** provided on the **lot**, the minimum number of **parking spaces** required by (K)(i)(ii) and (iii) above is reduced by 4 **parking spaces** up to a maximum of 3 car-share **parking spaces**; and
  - (vii) In the event that the calculation of the number of required **parking spaces** results in a number with a fraction, the number is rounded down to the nearest whole number;
- (L) Despite regulation 40.5.80.1(1), required non-residential and residential visitor **parking spaces** in (K) above may be located within a **public parking** use on a non-exclusive basis;
- (M) Despite regulation 200.5.1.10(2), a maximum of 10 **parking spaces** may have a minimum width of 2.4 metres, a minimum length of 5.4 metres, and a minimum height of 1.7 metres with or without obstruction;
- (N) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.27 metres; and
- (O) Despite regulation 230.5.1.10(4)(C), if a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.0 metre.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 918-2020 ]

(267) Exception CR 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) On 300 to 304 The East Mall, if the requirements of Section 9 and Schedule A of By-law 175-2021 are complied with, **buildings** and **structures** may be constructed or used in compliance with (B) to (W) below;
- (B) For the purposes of this exception:
- (i) the **lot** is the lands outlined by heavy black lines on Diagram 1 of By-law 175-2021; and
  - (ii) 'Area 1' and 'Area 2' are defined to include the corresponding area within the **lot** as identified on Diagram 1 of By-law 175-2021;
- (C) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed use building**;
- (D) Despite regulation 40.10.40.40(1):
- (i) the permitted maximum **gross floor area** of all **buildings** and **structures** is 90,000 square metres;
  - (ii) the permitted maximum **gross floor area** for residential uses is 86,000 square metres;
  - (iii) the required minimum **gross floor area** for non-residential uses is 4,000 square metres; and
  - (iv) within 'Area 1', any storey of Tower 'A', 'B' and 'C' as identified in Diagram 3 of By-law 175-2021, above a height of 16 metres must not have a **gross floor area** exceeding 750 square metres and for clarity this does not apply to **buildings** in 'Area 2';
- (E) In addition to the **building** elements listed in regulations 40.5.40.40(3) and (5), the **gross floor area** of a **mixed use building** and an **apartment building** is also reduced by the areas in a building used for:
- (i) **public parking**, inclusive of ramps and aisles below-ground;
  - (ii) hallways and elevator vestibules below-ground; and



- (iii) electrical, utility, mechanical and ventilation rooms on any level of the **building**;
- (F) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of:
  - (i) 132.36 metres in the year 2021 and the elevation of the highest point of the **building** or **structure** for 'Area 1' on Diagram 1; and
  - (ii) 132.44 metres in the year 2021 and the elevation of the highest point of the **building** or **structure** for 'Area 2' on Diagram 1;
- (G) Despite regulation 40.10.40.10(3), 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 175-2021;
- (H) Despite (G) above, and regulations 40.5.40.10(4), (5), (6), (7) and (8) and 40.5.751(2)(A)(ii), the following elements of a **building** may project above the permitted maximum **building** heights shown on Diagram 3 of By-law 175-2021:
  - (i) **structures** and elements related to outdoor flooring and roofing assembly, safety railings, guard rails, railings, parapets, terraces, planters, balustrades, bollards, stairs, retaining walls, and ornamental features may project above the height limits by no more than 2.0 metres;
  - (ii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres;
  - (iii) acoustical barriers, landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures, and fences may project above the height limits by no more than 2.75 metres;
  - (iv) cabanas and trellises may project above the height limits by no more than 3.6 metres;
  - (v) photovoltaic **solar energy** devices and sunlight collection and distribution devices (sun beamers) may project above the height limits by no more than 5 metres;
  - (vi) any equipment or **structures** used for the functional operation of the **building**, including mechanical penthouse, mechanical elements, garbage chutes, vents, emergency generators, lighting fixtures, mechanical screening and heating/cooling towers may project above the height limits by no more than 7.0 metres; and
  - (vii) window washing equipment, lightning rods, wind mitigation features, elevator overrun and public art features may project above maximum building heights;
- (I) Despite regulations 40.10.40.70(3), 40.10.40.70(4) and 40.10.40.80(2), the required minimum **building setbacks** and above-ground separation distance between **main walls** are as shown on Diagram 3 of By-law 175-2021;
- (J) Despite (I) above and regulations 40.10.40.60(1) to (9), the following encroachments are permitted into the required minimum **building setbacks** and above-ground separation distance between **main walls** on Diagram 3 of By-law 175-2021:
  - (i) balconies may encroach no more than 2.0 metres into the minimum **building setbacks** required by (I);
  - (ii) cladding, photovoltaic solar energy devices, wind mitigation features, canopies, awnings, building cornices, window washing equipment, terraces, lighting fixtures, ornamental elements, lightning rods, trellises, eaves, window sills, stairs, stair enclosures, air intakes and vents, ventilating equipment, landscape and **green roof** elements, partitions dividing outdoor recreation areas, privacy screens, acoustical walls, wind mitigation elements, chimney stack, and exhaust flues may encroach no more than 2.5 metres into the minimum **building setbacks** required by (I); and
  - (iii) public art features;
- (K) No portion of a building, excluding those features listed in (H) or (J) above, may penetrate a 45-degree **angular plane** projected over the **lot**, starting at a line along a lot line of any lot in the O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category, at the average elevation of ground of such **lot line**.
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) **parking spaces** for residents must be provided in accordance with the following minimum rates:



- (a) 0.7 **parking spaces** per **dwelling unit** for each bachelor **dwelling unit**;
    - (b) 0.8 **parking spaces** per **dwelling unit** for each one bedroom **dwelling unit**;
    - (c) 0.9 **parking spaces** per **dwelling unit** for each two bedroom **dwelling unit**; and
    - (d) 1.1 **parking spaces** per **dwelling unit** for each three or more bedroom **dwelling unit**;
  - (ii) Two (2) **parking spaces** required for 'all other non-residential uses' in Table 1 must be provided exclusively for the community use provided in accordance with Schedule A attached to By-law 175-2021 and must be:
    - (a) clearly identified and marked; and
    - (b) available without a fee;
  - (iii) **Parking spaces** for all other uses must be provided in accordance with Table 1 attached to By-law 175-2021 and (iv) below;
  - (iv) the minimum number of **parking spaces** as required in Table 1 attached to By-law 175-2021 is determined as follows:
    - (a) for each of the morning, afternoon and evening parking periods identified in the table above, the minimum number of **parking spaces** required for each use is calculated using the respective **parking space** rate and occupancy rate;
    - (b) the minimum number of **parking spaces** required for each parking period is the total of the **parking spaces** required for all uses during that parking period; and
    - (c) the minimum number of **parking spaces** required for all uses on the **lot**, other than **parking spaces** required for residents by (L)(i) above, is equal to the largest number of **parking spaces** required for any parking period;
  - (v) All **parking spaces** must be located within a parking garage with a maximum of 13 surface **parking spaces**;
- (M) **Parking spaces** must be provided in accordance with regulation 40.5.80.1(1), with the exception that **parking spaces** provided pursuant to (L)(ii) above, may be provided on a non-exclusive basis and may be provided within a **public parking** use on the **lot**;
- (N) Despite subsection (L) above, the minimum number of resident **parking spaces** required may be reduced by 4 parking spaces for each 'car share parking space' provided, up to a maximum of 1 'car-share parking space' per 60 **dwelling units**;
- (O) **Bicycle parking spaces** must be provided on the **lot** in accordance with the following:
- (i) At least 0.68 long-term residential **bicycle parking spaces** for each **dwelling unit**;
  - (ii) At least 0.07 short-term residential **bicycle parking spaces** for each **dwelling unit**;
  - (iii) Despite 230.5.10.1, no **bicycle parking spaces** are required for non-residential uses with the exception of office uses which require:
    - (a) at least 0.13 **bicycle parking spaces** per 100 square metres of office **gross floor area** shall be provided as long-term **bicycle parking spaces** for the office use; and
    - (b) at least 3 **bicycle parking spaces** plus 0.15 **bicycle parking spaces** per 100 square metres of office **gross floor area** shall be provided as short-term **bicycle parking spaces** for the office use;
  - (iv) Despite regulation 230.5.1.10(7), no shower and change facilities are required;
  - (v) Despite regulation 230.5.1.10(9), long-term and short-term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be located above or below ground in the **building**;
  - (vi) Despite regulation 230.5.1.10(10), long-term and short-term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be provided in any combination of vertical, horizontal or stacked positions; and
  - (vii) Despite regulation 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**, with the grade not exceeding a 2 percent slope and may be located in a secured room or an unsecured room;
- (P) Despite regulation 200.15 and By-law 579-2017, accessible **parking spaces** must be provided on the **lot** as follows:



- (i) accessible **parking spaces** 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 minimum 1.5 metre wide accessible barrier free aisle or path; and
  - (iii) a maximum of 11 accessible **parking spaces** are exempt from the location requirements in regulation 200.15.1(4);
- (Q) Despite the requirements of regulation 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** in accordance with the following minimum amounts:
- (i) one (1) Type "G" **loading space** and three (3) Type "C" **loading spaces** must be provided within 'Area 1'; and
  - (ii) one (1) Type "G" **loading space** must be provided within 'Area 2';
- (R) Despite regulation 40.10.40.10(5):
- (i) the minimum height of the first **storey** for the portion containing non-residential uses is 4.0 metres, measured from the top of slab of the floor of the first **storey** to the top of slab of the floor above; and
  - (ii) there is no minimum height requirement for residential uses on the first **storey**;
- (S) Despite regulation 40.10.40.1 (1), residential **dwelling units** may be located on the same level as commercial units in 'Building 2' as shown in Diagram 3 to By-law 175-2021;
- (T) At least 20 percent of the **dwelling units** on the entire **lot** must contain two bedrooms;
- (U) At least 10 percent of the **dwelling units** on the entire **lot** must contain three bedrooms;
- (V) A maximum of 1,035 **dwelling units** are permitted on the entire **lot**; and
- (W) Regulation 40.10.50.10(1)(B)(i) regarding **landscaping** does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 175-2021 ]

(268) Exception CR 268

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 8196; and
- (B) Former City of North York by-law 9803.

(269) Exception CR 269

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30102.

(270) Exception CR 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) On the lands at 1555 and 1575 Queen Street East subject to this By-law, a **building, structure**, addition or enlargement may be erected or used if it complies with (B) to (R) below;



- (B) The **lot** comprises the lands generally identified as Area A delineated by heavy lines on Diagram 2 attached to By-law 832-2020;
- (C) Despite Regulations 40.10.20.100(1), (5), (7), (17), and (21):
- (i) the maximum **interior floor area** for an **eating establishment** or **take-out eating establishment** is 600 square metres;
  - (ii) the maximum **interior floor area** for a **financial institution**, medical office, **personal service shop**, **pet service**, **recreation use**, **retail service**, or **retail store** is 800 square metres;
  - (iii) the maximum **interior floor area** for a **retail store** with a beverage **manufacturing use** for beer, cider, or wine is 600 square metres;
  - (iv) the maximum **interior floor area** for an **outdoor patio ancillary** to an **eating establishment** is 100 square metres; and
  - (v) **Public parking** is permitted at-or above ground within a **building**.
- (D) a minimum of 30 percent of the total number of **dwelling units** must contain two bedrooms;
- (E) a minimum of 9 percent of the total number of **dwelling units** must contain three bedrooms;
- (F) Despite Regulation 40.5.1.10(3) and Clause 40.10.40.40, the **gross floor area** of all uses on the **lot** may not exceed 48,500 square metres, of which a maximum 46,750 square metres may be used for residential uses and 1,750 square metres may be used for non-residential uses;
- (G) Despite Regulation 40.5.40.40(3), the **gross floor area** of the **mixed use building** may also be reduced by the area in the **building** used for **amenity space** and mechanical rooms and parking at-or above-ground;
- (H) Despite Regulation 40.5.40.40(4) the floor space index for a **mixed use building** is the result of the **gross floor area** minus the areas listed in regulation 40.5.40.40(3) and subsection (G) above divided by the area of the **lot**;
- (I) Despite regulations 40.5.40.10(1) and 40.5.40.10(2) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 78.15 metres and the elevation of the highest point of the **building** or **structure**;
- (J) Despite Clause 40.5.40.10 and Regulation 40.10.40.10(2), the permitted maximum height of the **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 832-2020;
- (K) Despite Regulation 40.10.40.1(1) **dwelling units** may be located in the first **storey** of the **building** along the west **side lot line**;
- (L) Despite Regulations 5.10.40.70(1), (2), 40.10.40.70(2), 40.10.40.70(4) and 40.10.40.80(2), the minimum required **building setbacks** and minimum above ground separation distances are shown on Diagram 3 of By-law 832-2020;
- (M) Despite clause 40.10.40.60 and (L) above, the following may encroach into the required minimum **building setbacks** as follows:
- (i) eaves, cornices, lighting fixtures, fences and safety railings, trellises, balustrades, chimneys, ornamental elements, vents, retaining walls, landscape elements and features, privacy screens, frames, insulation, window sills, bollards, decks, planters, thermal and moisture protection, hose bibs, mechanical grilles, window washing equipment, pool, decking, public art features, and architectural features, railings, and screens by not more than 2.0 metres;
  - (ii) weather protection canopies by not more than 2.0 metres within the first **storey**;
  - (iii) garage ramps, walkways, stairs, stair landings, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, mechanical areaways, wheelchair ramps by not more than 3.5 metres;
  - (iv) balconies on the 6th to the 14th **storeys** within the portion of the **building** that has a **building setback** of 8.3-8.8 metres from the west **side lot line**, provided:
    - (a) they encroach by no more than 1.7 metres; and
    - (b) that the total length of all balconies for this portion of the **building**, does not exceed 42 percent of the total length of all **main walls** facing the west **side lot line** for this portion of the **building**;
  - (v) balconies on the 16th to 17th **storeys** within the portion of the **building** that has a **building setback** of 10.0-10.3 metres from the west **side lot line** provided: a. they encroach by no more



- than 1.7 metres; and b. that the total length of all balconies for this portion of the **building**, does not exceed 15 percent of the total length of all **main walls** facing the west side lot line for this portion of the **building**;
- (vi) balconies for all other parts of the **building** excluding those **storeys** of the west facing portion of the **building** with a **building setback** from the west **side lot line** not identified in M (iv) and (v) above, by not more than 2.5 metres; and
  - (vii) portions of an underground parking garage and associated **structures** situated below finished ground level by no more than 4.0 metres within the west **side yard setback**;
- (N) Despite (J) above and in addition to Clauses 40.5.40.10, 40.10.40.10, and 40.10.40.60 the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 832-2020 as follows:
- (i) parapets, railings, balcony guards, handrails, window sills, terraces, light fixtures, scuppers, fall-arrest systems, insulation and building envelope membranes, decking, pavers, bollards, built-in planter boxes by not more than 1.50 metres;
  - (ii) heating, ventilation, and air conditioning condensing units, **green roof** and associated elements, including parapets and sloped toppings, by not more than 2.0 metres;
  - (iii) divider screens, visual screens, sound and wind barriers, acoustical screens, and privacy screens by not more than 2.0 metres;
  - (iv) play structures and equipment, pergolas and trellises within areas labeled as outdoor **amenity space** on Diagram 3, provided:
    - (a) they do not project by more than 3.0 metres; and
    - (b) they do not project into a 45 degree **angular plane** measured from a height of 14 metres parallel to the **front lot line** abutting Queen Street East;
  - (v) the items permitted in Clause 40.5.40.10 (4) (5) are only permitted within the areas identified as Mechanical Area and the items in Clause 40.5.40.10 (6) are permitted up to a maximum height of 3.0 metres within the areas identified as Mechanical Area as identified on Diagram 3 of By-law 832-2020;
  - (vi) despite Clause 40.5.40.10 (5) and N(v) above, the total area of all equipment, **structures**, or parts of a **building** permitted by Clause 40.5.40.10 (4) and (5) may cover no more than 30 percent of the sum of roof areas identified as Mechanical Area on Diagram 3; and
  - (vii) portions of an underground parking garage and associated **structures** situated below finished ground level provided no portion of such **structures** is more than 2.0 metres above Canadian Geodetic Datum elevation of 78.15 metres;
- (O) Despite Regulation 40.10.50.10(2), the installation of a fence will not be required along the portion of the **lot line** abutting a **lot** in the Residential or Residential Apartment Zone category;
- (P) Despite Regulations 200.5.10.1(1), (2), (5), (7), (9), (10) and Table 200.5.10.1, **parking spaces** must be provided as follows:
- (i) a minimum of 0.41 **parking spaces** per **dwelling unit** for residents of the **dwelling units**;
  - (ii) a minimum of 0.06 **parking spaces** per **dwelling unit** for non-residential uses and visitors;
  - (iii) a minimum of 5 car-share **parking spaces**;
  - (iv) the minimum required **parking spaces** for residents can be reduced by up to 4 parking spaces for each dedicated car-share **parking space**, up to a maximum capped by the application of this formula  $4 \times (\text{Total No. of Units} \div 60)$ , rounded down to the nearest whole number of the total car-share **parking spaces** provided on the **lot**;
- (Q) Despite Regulations 200.5.1(2) and 200.10.1(1) and (2), the **parking spaces** required for visitor and non-residential uses may be provided within a **public parking** facility on the lands and may be shared on a non-exclusive basis.
- (R) Despite Regulations 230.5.1.10(4), and 230.5.1.10(5):
- (i) a **bicycle parking space** parked horizontally may have a minimum width of 0.45 metres;
  - (ii) **bicycle parking space** placed in a vertical position may have a minimum width of 0.45 metres; and



- (iii) the minimum **bicycle parking space** dimensions of a **stacked bicycle parking space** may have a minimum length of 1.9 metres, a minimum width of 0.375 metres, and a minimum vertical clearance of 1.375 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 832-2020 ]

(271) Exception CR 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) On the lands at 1555 and 1575 Queen Street East subject to this By-law, a **building, structure**, addition or enlargement may be erected or used if it complies with (B) to (P) below;
- (B) The **lot** comprises the lands generally identified as Area B delineated by heavy lines on Diagram 2 attached to By-law 832-2020;
- (C) A minimum of 25 percent of the total number **dwelling units** must contain two bedrooms;
- (D) A minimum of 30 percent of the total number of **dwelling units** must contain three bedrooms;
- (E) Despite Regulations 40.5.1.10(3) and 40.10.40.40, the **gross floor area** of the **building** may not exceed 11,600 square metres for residential uses, of which a maximum of 400 square metres may be used for non-residential uses;
- (F) Despite Regulation 40.5.40.40(5), the **gross floor area** of an **apartment building** may also be reduced by the area in the **building** used for **amenity space**, mechanical rooms, garbage rooms and parking at-or above-ground;
- (G) Despite Regulation 40.5.40.40(6) the floor space index for an **apartment building** is the result of the **gross floor area** minus the areas listed in regulation 40.5.40.40(5) and subsection (F) above divided by the area of the **lot**.
- (H) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 78.15 metres and the elevation of the highest point of the **building** or **structure**;
- (I) Despite Clause 40.5.40.10 and Regulation 40.10.40.10(2), the permitted maximum height of the **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 832-2020;
- (J) Despite Regulations 5.10.40.70(1), (2), and 40.10.40.70(2) the minimum required **building setbacks** are as shown on Diagram 3 of By-law 832-2020;
- (K) Despite clause 40.10.40.60 and (J) above, the following may encroach into the required minimum **building setbacks** as follows:
  - (i) eaves, cornices, lighting fixtures, fences and safety railings, trellises, balustrades, chimneys, ornamental elements, vents, retaining walls, landscape elements and features, privacy screens, frames, insulation, window sills, bollards, decks, planters, thermal and moisture protection, hose bibs, heating, ventilation, and air conditioning condensing units, mechanical grilles, window washing equipment, pool, decking, public art features, and architectural features, railings, and screens by not more than 2.0 metres;
  - (ii) weather protection canopies by not more than 2.0 metres within the first **storey**;
  - (iii) garage ramps, walkways, stairs, stair landings, covered stairs and or stair enclosures associated with an entrance or exit from a parking garage, mechanical areaways, wheelchair ramps by not more than 3.5 metres;
  - (iv) balconies by not more than 2.5 metres; and
  - (v) play structures and equipment used for outdoor amenity space.
- (L) Despite (I) above and in addition to Clause 40.5.40.10, the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 832-2020 as follows:
  - (i) parapets, railings, balcony guards, handrails, window sills, terraces, light fixtures, scuppers, fall-arrest systems, insulation and **building** envelope membranes, decking, pavers, playground mounds and surfacing, bollards, built-in planter boxes by not more than 1.50 metres;



- (ii) heating, ventilation, and air conditioning condensing units, **green roof** and associated elements, including parapets and sloped toppings, by not more than 2.0 metres;
  - (iii) divider screens, visual screens, sound and wind barriers, fences, acoustical screens, and privacy screens by not more than 2.0 metres;
  - (iv) pergolas and trellises within the areas labeled as outdoor **amenity space** on Diagram 3, by not more than 3.0 metres;
  - (v) play structures and equipment within the **amenity space** at grade, by not more than 3 metres;
  - (vi) the items permitted in Clause 40.5.40.10 (4) and (5), telecommunication equipment and assemblies and associated shrouding are only permitted within the area identified as Mechanical Area as shown on Diagram 3 of By-law 832-2020; and
  - (vii) despite Clause 40.5.40.10 (5) and L(vi) above, the total area of all equipment, structures, or parts of a **building** permitted by Clause 40.5.40.10 (4) (5) (6) and (7) may cover no more than 50 percent of the area of the roof.
- (M) Despite Regulation 40.10.40.50(1)(A) and (B), **amenity space** must be provided at a minimum rate of:
- (i) 2.5 square metres per **dwelling unit** of outdoor **amenity space**; and
  - (ii) 2.0 square metres per **dwelling unit** of indoor **amenity space**.
- (N) Despite Regulations 200.5.10.1(1), (2), (5), (7), (9), (10) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 28 **parking spaces** for residents and 8 **parking spaces** for visitors and for non-residential uses of the **apartment building**.
- (O) Despite Regulations 230.5.10.1(1),(2), and(5), **bicycle parking spaces** must be provided as follows:
- (i) a minimum of 150 **bicycle parking spaces** – long term;
  - (ii) a minimum of 20 **bicycle parking spaces** – short term, which may be located outdoors in the form of a bicycle rack parking space; and
  - (iii) no **bicycle parking spaces** are required for the non-residential uses.
- (P) Despite Regulations 230.5.1.10(4), and 230.5.1.10(5):
- (i) a **bicycle parking space** parked horizontally may have a minimum width of 0.45 metres;
  - (ii) **bicycle parking space** placed in a vertical position may have a minimum width of 0.45 metres; and
  - (iii) the minimum **bicycle parking space** dimensions of a **stacked bicycle parking space** may have a minimum length of 1.9 metres, a minimum width of 0.375 metres, and a minimum vertical clearance of 1.375 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 832-2020 ]

(272) Exception CR 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(454a), former City of York Zoning By-law 1-83. [ By-law: 802-2020 ]

(273) Exception CR 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) On lands municipally known in the year 2021 as 64-86 Bathurst Street, if the requirements of Section 10 and Schedule A of By-law 53-2021 are complied with, a **building** or **structure** may be erected and used in compliance with (B) to (AA) below;
- (B) The **lot** comprises the lands delineated by heavy lines on Diagram 1 of By-law 53-2021;



- (C) Despite Regulations 40.10.20.20(1), and 40.10.20.100(7), (8), (9), and (10), **public parking** is a permitted use;
- (D) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 30,000 square metres, of which:
  - (i) A minimum of 2,500 square metres must be for office uses;
  - (ii) A maximum of 8,000 square metres is permitted for all non-residential uses;
  - (iii) Despite Regulation (D)(ii) above, and in addition to Regulation 40.5.40.40(3), the area of the **buildings** and **structures** occupied by **public parking** are excluded from the calculation of **gross floor area**; and
  - (iv) **Gross floor area** for non-residential uses will be limited to the ground, second and third floors, with the exception of such space provided for in Regulation (N) below;
- (E) The permitted maximum number of **dwelling units** is 320;
- (F) Of the total number of **dwelling units** provided:
  - (i) A minimum of 20 percent must be two-bedroom **dwelling units**; and
  - (ii) A minimum of 10 percent must be three-bedroom **dwelling units** or larger.
- (G) Despite Clauses 40.10.40.70 and 40.10.40.80, 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 7 of By-law 53-2021;
- (H) Despite Clauses 40.5.40.60, 40.10.40.60, and Regulation (G) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
  - (i) Lighting fixtures, cornices, sills, eaves, parapets, balustrades, ornamental and architectural features, bay windows, gas and hydro meters, and window washing equipment attached to a **building** or **structure** may project a maximum distance of 3.0 metres beyond the heavy lines shown on Diagram 7;
  - (ii) Lighting fixtures, railings, privacy screens, balustrades, bollards, stairs and related enclosures, underground garage ramps and associated structures, and safety railings, wind mitigation elements, trellises, guards, guardrails, wheelchair ramps, air intakes and vents, ventilating equipment, bike share facilities, outdoor **amenity space** elements, ornamental or architectural features, including planters, green energy and renewable energy elements, gas and hydro meters, and art installations may be located at ground level beyond the heavy lines shown on Diagram 7, in accordance with the height limits set out in Section (I) below of this exception;
  - (iii) Canopies and awnings attached to a **building** or **structure** may project horizontally a maximum of 5.0 metres beyond the heavy lines shown on Diagram 7;
  - (iv) Balcony dividers, privacy screens and/or partitions and balconies attached to a **building** or **structure** may project horizontally a maximum of 2.0 metres beyond the heavy lines shown on Diagram 7; and
  - (v) **Structures**, elements or enclosures permitted by subsection (I) below;
- (I) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 86.50 metres and the highest point of the **building** or **structure**;
- (J) Despite Regulation 40.10.40.10(2), the permitted maximum height of each portion of a **building** or **structure** on the **lot** is the height in metres as specified by the numbers following the symbol HT as shown on Diagram 7 attached to By-law 53-2021;
- (K) Despite Regulations 40.5.40.10(3), (4), (5), (6), (7) and (8) and Regulation (J) above, the following elements may exceed the permitted maximum height:
  - (i) **Structures**, elements or enclosures listed in Regulation (H) above;
  - (ii) Parapets to a maximum height of 1.5 metres;
  - (iii) Pool lip or surround to a maximum height of 1.0 metre;
  - (iv) Canopy or trellis, including supporting structure, on a roof provided that the maximum height of such structure is no higher than 3.0 metres above such roof;
  - (v) Window washing equipment to a maximum height of 7.0 metres;



- (vi) **Structures** on any roof used for mechanical equipment, chimneys, vents, stacks, mechanical fans, cooling towers, elevators and related structural elements, roof assemblies, and structures and elements associated with green energy and renewable energy facilities located on any roof, which may have a maximum vertical projection above the permitted height limits specified on Diagram 7 of 1.5 metres;
  - (vii) **Structures** on any roof used for maintenance, safety, wind or **green roof** purposes, outdoor **amenity space** or open air recreation, including architectural screens, and vestibules providing access to outdoor **amenity space**, and lightning rods, provided that the maximum height of such elements is no higher than 3.0 metres above the height limits specified on Diagram 7;
  - (viii) **Structures** at ground level, including bollards, guards, guardrails, wheel chair ramps, gas and hydro meters, green energy and renewable energy facilities, air intakes and vents, and ventilating equipment provided that the maximum height of such elements is no higher than 1.2 metres above ground level;
  - (ix) **Structures** at ground level, including underground garage ramps and associated structures, walls and safety railings, privacy screens, retaining walls, balustrades, stairs and related enclosures, fences, bike share facilities, outdoor **amenity space** elements, and safety railings, provided that the maximum height of such elements is no higher than 2.0 metres above ground level; and
  - (x) **Structures** at ground level, including lighting fixtures, ornamental, architectural or landscape features, including planters, wind mitigation elements, trellises, and art installations provided that the maximum height of such elements is no higher than 4.0 metres above ground level.
- (L) Above the height of 61.5 metres, that portion of the **building** subject to a height limit of 68.5 metres and labelled MPH on Diagram 7 of By-law 53-2021 may only be used for a mechanical penthouse, elements for the functional operation of the **building**, including a fence, wall or **structure** enclosing such elements, or **amenity space**;
- (M) Above the height of 61.5 metres, that portion of the **building** subject to a height limit of 64.5 metres and labelled HT=64.5M on Diagram 7 of By-law 53-2021 may only be used for stairs and related enclosures;
- (N) Above the height of 61.5 metres, that portion of the **building** subject to a height limit of 66.5 metres and labelled HT=66.5M on Diagram 7 of By-law 53-2021 may only be used as an enclosed **structure** for mechanical equipment and operations associated with the outdoor pool, storage associated with **amenity space** equipment, such as, but not limited to, patio furniture, and may be designed to permit tiered-style seating, including associated structural supports and safety railings;
- (O) Despite Clause 40.10.40.50, a minimum of 4.0 square metres per **dwelling unit** of **amenity space** must be provided on the **lot** as follows:
- (i) A minimum of 2.0 square metres per **dwelling unit** must be provided as indoor **amenity space**;
  - (ii) A minimum of 40 square metres of outdoor **amenity space** must be provided in a location that adjoins or is directly accessible from indoor **amenity space**; and
  - (iii) The change and shower facilities provided as part of the indoor **amenity space** may be accessible to the non-residential users of the **building**.
- (P) Despite Regulation 40.5.40.40(3)(E), indoor **amenity space** up to a maximum of 4.0 square metres/dwelling unit is exempt from the calculation of **gross floor area**;
- (Q) Despite Regulations 200.5.10.1(1), (5), and (6), and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:
- (i) A minimum of 0.19 **parking spaces** per **dwelling unit** for residents; and
  - (ii) A minimum of 20 **parking spaces** must be provided on a shared nonexclusive basis for residential visitors and non-residential uses.
- (R) Despite Section 200.15, 3 **parking spaces** must be provided on the lot as accessible **parking spaces** as follows:
- (i) Each accessible **parking space** must have the following minimum dimensions:
    - (a) Length of 5.6 metres;
    - (b) Width of 3.4 metres;



- (c) Vertical clearance of 2.1 metres; and
  - (d) A 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (S) Despite Regulations 220.5.1 (2), 220.5.1.10(5), and 220.5.10.1(1), (2), (3), and (5), **loading spaces** must be provided as follows:
- (i) A minimum of 1 Type "G" **loading space**;
  - (ii) A minimum of 1 Type "B" **loading space**; and
  - (iii) A minimum of 2 Type "C" **loading space**.
- (T) Regulation 40.10.40.1(1) with respect to the location of residential lobby access functions in a **mixed-use building** does not apply;
- (U) Regulation 40.10.40.1(6) with respect to the location of entrances when abutting residential zones does not apply;
- (V) Regulations 40.10.50.10(3) with respect to **landscaping** abutting a residential zone do not apply;
- (W) Regulations 40.10.20.100(1) with respect to cumulative size of **eating establishments** does not apply;
- (X) Regulation 40.10.20.100(21)(D) with respect to the location of an **outdoor patio** does not apply;
- (Y) The change and shower facilities provided in accordance with Regulation (O)iii. above may be used to satisfy the requirements of Regulation 230.5.1.10(7)(B);
- (Z) Regulation 230.5.1.10(9) with respect to the location of "long-term" **bicycle parking spaces** within a **building** does not apply; and
- (AA) Regulation 230.5.10.1(1) and Table 230.5.10.1(1) with respect to the provision of "short-term" **bicycle parking spaces** for retail and office uses do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 53-2021 ]

(274) Exception CR 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) For the purposes of this exception, the **lot line** abutting Eighth Street is the **front lot line**;
- (B) A maximum of 90 **dwelling units** are permitted on the **lot**, of which:
  - (i) A minimum of 15 percent of all **dwelling units** must be 2-bedroom units with a minimum area of 87 square metres; and
  - (ii) A minimum of 10 percent of all **dwelling units** must be 3-bedroom or larger units with a minimum area of 101 square metres;
- (C) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** is 9,975 square metres;
- (D) Despite regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 75 percent;
- (E) Despite regulations 40.5.40.10(1) and (2), the height of a **building**, or **structure** is the distance between the Canadian Geodetic Datum elevation of 87.1 metres and highest point of the **building** or **structure**;
- (F) Where a **dwelling unit** has an access to both the exterior and interior, the maximum height of any exterior front porch, deck, or landing at said access is 1.2 metres;
- (G) Despite regulations 40.5.40.10, 40.10.40.10(2), and 40.10.40.10(7), no part of any **building** or **structure** on the lands may exceed the height in metres specified by the numbers following the symbols HT or the number of storeys specified by the numbers following the symbol ST as shown on Diagram 3 to By-law 773-2021 except for the following:
  - (i) Window washing equipment, antennae, flagpoles, lightning rods, and satellite dishes may project above the heights shown on Diagram 3 to a maximum of 5.0 metres;
  - (ii) Equipment used for the functional operation of the **building**, mechanical penthouses, elevator overruns, or heating, cooling or ventilating equipment, towers, stacks and associated



- components, elevator shafts, make-up air units, emergency generator and lighting fixtures, or fences, walls, or **structures** enclosing, screening, or covering such elements may project above the heights shown on Diagram 3 to a maximum of 5.5 metres;
- (iii) Stairs, stair enclosures, elevators and elevator lobbies/entrances for the purposes of accessing outdoor rooftop amenity areas, may project above the heights shown on Diagram 3 to a maximum of 5.5 metres;
  - (iv) Parapets, railings, terraces, patios, planters, balustrades, bollards, stairs, safety railings, guard railings, accessory structures, chimneys, vents, stacks, and exhaust stacks, mechanical equipment and fans, retaining walls, wheelchair ramps, ornamental or architectural features, **structures** and elements related to **outdoor patios**, roofing assembly, landscape features, garbage chutes and vents, and roofs may project above the height limit shown on Diagram 3 to a maximum of 1.5 metres;
  - (v) Ornamental elements, guardrails, fences, wind, noise or privacy screens/mitigation measures, chimneys or flues, access roof hatch, trellises, private terrace dividers, cabanas, or outdoor furniture, may project above the heights shown on Diagram 3 to a maximum of 3.0 metres;
  - (vi) Elements of the roof of the **building** or **structure** used for **green roof** technology, landscape elements, thermal insulation, roof ballast, and skylights may project above the height limits shown on Diagram 3 to a maximum of 0.6 metres;
  - (vii) Pergolas, exterior stairways, stair enclosures, guardrails, landscape elements may project above the height limit shown on Diagram 3 to a maximum of 3.5 metres; and
  - (viii) **Structures** used for the ventilation of an underground parking facility may project above the height limit shown on Diagram 3 to a maximum of 1.5 metres;
- (H) Despite regulations 40.10.40.50(1)(A), 40.10.40.50(1)(B), and 40.10.40.50(1)(C) **amenity space** must be provided in accordance with the following:
- (i) a minimum of 213 square metres or 2 square metres per **dwelling unit**, whichever is greater, of outdoor **amenity space**;
  - (ii) a minimum of 217 square metres or 2 square metres per **dwelling unit**, whichever is greater, of indoor **amenity space**; and
  - (iii) outdoor **amenity space** is not required to be directly accessible to or adjoining to indoor **amenity space**;
- (I) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** in metres are as shown on Diagram 3 attached to By-law 773-2021;
- (J) Despite regulations 40.10.40.60(1)(C), 40.10.40.60(2), 40.10.40.60(3), 40.10.40.60(4), 40.10.40.60(5), 40.10.40.60(6), 40.10.40.60(7), and 40.10.40.60(8) the following **building** elements may encroach into a required **building setback**:
- (i) Ornamental cladding, which may encroach into the minimum **building setbacks** on the **lot** to a maximum of 0.4 metres;
  - (ii) Eaves, cornices, roof overhangs, lighting fixtures, pilasters, chimney breasts, bay windows, window sills and other minor architectural projections, all of which are permitted to project into the minimum **building setbacks** on the **lot** to a maximum of 0.5 metres;
  - (iii) Balconies are permitted to project into the minimum **building setbacks** on the **lot** along the north elevation to a maximum of 3.3 metres and to a maximum of 4.5 metres on the 2nd **storey** along the south elevation;
  - (iv) Awnings and canopies are permitted to project into the minimum **building setbacks** on the **lot** to a maximum of 1.3 metres;
  - (v) At-grade decks, patios, and terraces, are permitted to project into the minimum **building setbacks** on the **lot** to a maximum of 2.0 metres or to a **lot line**;
  - (vi) Pergolas, trellises, exterior stairways, wheelchair ramps, stair enclosures, guardrails, balustrades, safety railings, bollards, fences, landscape elements, retaining walls are permitted to project into the minimum **building setbacks** on the **lot** to a maximum of 2.5 metres; and
  - (vii) **Structures** used for the ventilation of an underground parking facility, which may encroach into the minimum **building setbacks** on the **lot**;
- (K) Despite regulation 40.10.40.70.2(E), no **buildings** and **structures** may penetrate a 45 degree **angular plane** measured from the existing north **lot line** prior to any conveyance of parkland;



- (L) Despite the parking requirements outlined in Table 200.5.10.1, **parking spaces** must be provided and maintained as follows:
- (i) 0.84 **parking spaces** for each **dwelling unit**; and
  - (ii) 0.20 **parking spaces** for each **dwelling unit** for residential visitors;
- (M) In addition to the exclusion in regulation 200.5.1.10(4), the vertical clearance of a **parking space** may be obstructed by such facilities intended to be used for a suspended **bicycle parking space** for the exclusive use of the owner of the **parking space**;
- (N) Despite Clause 220.5.10.1, a minimum of one Type "G" **Loading Space** is required; and
- (O) Notwithstanding the provisions of Section 40.10.50.10(1)(A):
- (i) A minimum of 15 percent of the **lot** shall be used for **landscaping**;
  - (ii) A minimum of 50 percent of the **landscaping** area required in (i) above must be **soft landscaping**; and
  - (iii) A **soft landscaping** strip having a minimum width of 3 metres shall be provided abutting the south property line.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 773-2021 ]

(275) Exception CR 275

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 15421;
- (B) Former City of North York by-laws 18828; and
- (C) Former City of North York by-laws 22918.

(276) Exception CR 276

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 12915.

(277) Exception CR 277

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

Site Specific Provisions:

- (A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.23(76), former City of North York zoning by-law 7625.

(278) Exception CR 278

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

Site Specific Provisions:



- (A) On 90 – 104 Queen Street East and 3 Mutual Street, if the requirements of Section 7, 8 and Schedule A of By-law 219-2021 are complied with, a **mixed use building or structure** may be constructed and used in compliance with (B) to (Z) below;
- (B) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **mixed use building** is 34, excluding the mechanical penthouses;
- (C) Despite Regulation 40.10.40.10(5), the minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres;
- (D) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** must not exceed 23,500 square metres, and subject to the following:
  - (i) a maximum **gross floor area** of 23,100 square metres may be used for residential uses;
  - (ii) no residential **gross floor area** may be located above the 34th **storey**;
  - (iii) despite Regulation 40.5.40.40(3), **gross floor area** may also be reduced by 345.7 square metres of space that is to be conveyed to the City and secured by one or more agreements pursuant to Section 37(3) of the Planning Act, as may be amended; and
  - (iv) the space described in (D)(iii) above, must be measured on each **storey** from the interior side of the **main wall** and the interior side of the demising wall, including dedicated lobbies and elevator shafts;
- (E) Regulation 40.10.40.1(1) with respect to the location of residential use portions in a **mixed use building** does not apply;
- (F) The total number of **dwelling units** must not exceed 369;
- (G) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (ii) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
  - (iii) an additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (iv) convertible **dwelling units**, as described in (G)(iii) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (H) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum of 4.0 square metres for each **dwelling unit**, of which:
  - (i) a minimum of 2.6 square metres per **dwelling unit** is indoor **amenity space**;
  - (ii) a minimum of 1.4 square metres per **dwelling unit** is outdoor **amenity space**; and
  - (iii) a minimum of 35 square metres of the total outdoor **amenity space** required for the **building**, must be dedicated for use by pets;
- (I) Regulation 40.10.40.50(2) with respect to **amenity space** for **buildings** with non-residential uses in SS1 Areas does not apply;
- (J) Regulation 40.5.40.70(1) with respect to **building or structure** setbacks from the centerline of a **lane** does not apply;
- (K) Despite Regulations 40.10.40.70(1) and 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 219-2021;
- (L) Despite Clause 40.10.40.60 and (K) above, the following elements of a **building or structure** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 219-2021:
  - (i) guardrails, railings or dividers, canopies or davit arms, wheelchair ramps, site servicing features, window sills, vents, and public art features, may encroach up to a maximum of 2.5 metres; and
  - (ii) architectural features and elements, shafts, retaining walls, windscreens, stairs, lighting fixtures, may encroach up to a maximum of 1.5 metres;
- (M) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 85.48 metres and the elevation of the highest point of the **building or structure**;



- (N) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure**, including mechanical penthouses, must not exceed the height in metres specified by the numbers following the symbol "HT" on Diagram 3 and within the applicable coordinates identified on Diagram 4 of By-law 219-2021;
- (O) Despite (N) above and Clause 40.5.40.10, the following elements, **structures**, equipment, or parts of a **building**, are permitted to project above the permitted maximum height as shown on Diagram 3 of By-law 219-2021 as follows:
- (i) hatch doors, roof drainage, davit arms, chimneys, vents, lightning rods, nautical lighting, light fixtures, telecommunication equipment, antennas, and elements of **green roofs**, may project above the maximum height in metres specified by the number following the symbol "HT" within the area labelled "ZONE (A)" on Diagram 3, to a maximum of 3.0 metres or a Canadian Geodetic Datum (CGVD2013) of 190.84 metres, whichever is less;
  - (ii) hatch doors, roof drainage, davit arms, chimneys, vents, lightning rods, nautical lighting, light fixtures, telecommunication equipment, antennas, and elements of **green roofs**, may project above the maximum height in metres specified by the number following the symbol "HT" within the area labelled "ZONE (B)" on Diagram 3, to a maximum of 3.0 metres or a Canadian Geodetic Datum (CGVD2013) of 193.13 metres, whichever is less;
  - (iii) hatch doors, roof drainage, davit arms, chimneys, vents, lightning rods, nautical lighting, light fixtures, telecommunication equipment, antennas, and elements of **green roofs**, may project above the maximum height in metres specified by the number following the symbol "HT" within the area labelled "ZONE (C)" on Diagram 3, to a maximum of 3.0 metres or a Canadian Geodetic Datum (CGVD2013) of 195.14 metres, whichever is less;
  - (iv) parapets may project above the maximum height in metres specified by the number following the symbol "HT" within the areas labelled "ZONE (A)", "ZONE (B)", and "ZONE (C)", on Diagram 3, to a maximum of 0.5 metres; and
  - (v) except for where the above (O)(i) to (iv) inclusive apply, the following may project above the height limits shown on Diagram 3 by a maximum of 3.0 metres: wind screens, mechanical equipment and any associated enclosure **structures**, parapets, awnings, fences, railings and dividers, screens, stairs, roof drainage, window washing equipment, flues, chimneys, vents, terraces, retaining walls, lightning rods, nautical lighting, light fixtures, architectural features, landscaping, landscaping features, telecommunication equipment, antennas, roof assembly, elements of a **green roof**, including required residential **amenity space**;
- (P) Regulation 40.10.100.10 (1)(C) with respect to **vehicle** accesses does not apply;
- (Q) 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:
- (i) a minimum of 0.16 **parking spaces** per **dwelling unit** for residents of the **mixed use building**;
  - (ii) no **parking spaces** are required for visitors of residents; and
  - (iii) no **parking spaces** are required for non-residential uses;
- (R) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 **parking spaces** may be obstructed on one or two sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (S) Despite Regulation 200.5.10.1(12), the number of required **parking spaces** in (Q)(i) above may be reduced up to a maximum of 12 **parking spaces**, not including accessible **parking spaces**, at a rate of one **parking space** for every five "long-term" **bicycle parking spaces** provided on the lands in excess of the minimum number of "long-term" **bicycle parking spaces** required;
- (T) Car-share parking may be provided on the lands, in accordance with the following:
- (i) a maximum of six car-share **parking spaces** may be provided;
  - (ii) despite Regulation 200.5.1.10(2)(A), car-share **parking spaces** must have a minimum length of 5.6 metres, a minimum vertical clearance of 2.0 metres, and a minimum width of 2.6 metres; and
  - (iii) for each car-share **parking space** provided, the resident parking required in (Q)(i) may be reduced by a maximum of four **parking spaces** that do not include accessible **parking spaces**, in addition to any reduction in the resident parking requirement in accordance with (S) above; and



- (U) Despite Regulation 200.5.1.10(13), access to **parking spaces** and carshare **parking spaces** in the **building** may be provided by **vehicle** elevators, in accordance with the following:
  - (i) each **vehicle** elevator must have a minimum platform width of 2.4 metres;
  - (ii) **vehicle** elevators are readily accessible at all times for the parking and removal of a **vehicle**; and
  - (iii) not less than two **vehicle** elevators must be provided and maintained in the **building** for the use of residents;
- (V) Despite Regulation 200.15.1(4), the nearest point of an accessible **parking space** must be located no more than 9.0 metres, unobstructed by walls, from the nearest door of a vestibule or lobby which leads to a barrier-free elevator that provides access to the first **storey** of the **building**;
- (W) Despite Clause 220.5.10.1, one Type "G" **loading space** must be provided and maintained;
- (X) Where required **bicycle parking spaces** are located in a **storey** other than the first **storey**, or a parking level of the **building**, a bicycle ramp, elevator, or similar bicycle-dedicated mechanism must be provided in such a **storey** or parking level, which allows bicycle access to the first **storey** of the **building**;
- (Y) Despite Regulation 230.40.1.20(2), the nearest point of a "short-term" **bicycle parking space** located within the **building**, must be in accordance with the following:
  - (i) located up to a maximum distance of 12.5 metres from the nearest door of a vestibule which leads to a bicycle-dedicated mechanism as described in (X) above; and
  - (ii) for the purposes of (Y)(i) above, the maximum distance must be measured along a path inclusive of doors, and unobstructed by walls and **bicycle parking spaces**;
- (Z) Despite Regulations 230.40.1.20(1), 230.5.1.10(4)(A), and 230.5.1.10(10):
  - (i) both "long-term" **bicycle parking spaces** and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**, with a minimum width of 0.24 metres; and
  - (ii) "short term" **bicycle parking spaces** may be located indoors or outdoors in an enclosed or secured room or enclosure.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 219-2021 ]

(279) Exception CR 279

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

Site Specific Provisions:

- (A) On 660 Eglinton Avenue East and 1801 Bayview Avenue, if the requirements of Section 8 and Schedule A of By-law 984-2020(LPAT) are complied with, the erection or use of a **building, structure**, addition or enlargement is permitted in compliance with Regulations (B) through (LL) below.
- (B) 'Building A' is the **lawfully existing building** known in 2019 as 1801 Bayview Avenue, as shown on Diagram 3 of By-law 984-2020(LPAT).
- (C) Despite Regulation 40.10.20.40(1)(C), a **townhouse** is a permitted dwelling type.
- (D) Despite Regulation 40.10.20.100(1), the permitted maximum **interior floor area** of all **eating establishments** on the lands is 700 square metres.
- (E) Despite Regulation 40.10.20.100(1), the permitted maximum **interior floor area** of all **recreational uses** on the lands is 500 square metres.
- (F) Despite Regulation 40.10.20.100(1), the permitted maximum **interior floor area** of all **take-out eating establishments** on the lands is 700 square metres.
- (G) Despite Regulation 40.10.20.100(5), the permitted maximum **interior floor area** of all **retail stores** with beverage manufacturing use for beer, cider or wine on the lands is 500 square metres.
- (H) Despite Regulation 40.10.20.100(16), the permitted maximum **interior floor area** of all **custom workshops** on the lands is 500 square metres.
- (I) Despite Regulation 40.10.20.100(16), the permitted maximum **interior floor area** of all **service shops** on the lands is 500 square metres.



- (J) Despite Regulation 40.10.20.100(17), the permitted maximum **interior floor area** of all **retail services** on the lands is 500 square metres.
- (K) For Regulations D, E, F, G, H, I and J above, the calculation of total **interior floor area** is reduced by the area the **interior floor area** used for items listed in Regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I).
- (L) Clause 40.10.30.40, related to **lot coverage**, does not apply.
- (M) Despite Clause 40.10.40.40(1), the permitted maximum **gross floor area** of 'Building B' and 'Building C', as shown on Diagram 3 of By-law 984-2020(LPAT)), is 34,450 square metres, of which a maximum of 30,450 square metres may be used for residential uses.
- (N) In addition to the permitted exclusions of Regulation 40.5.40.40(3), the **gross floor area** of 'Building B' and 'Building C', as shown on Diagram 3 of By-law 984-2020(LPAT), is reduced by the area in the **building** used for:
- (i) Above ground **parking spaces** and drop off;
  - (ii) Storage rooms, washrooms, electrical rooms, utility rooms, mechanical rooms, moving room, mail room, firefighter central alarm control facilities (CACF), and residential garbage rooms below ground and on the first **storey**;
  - (iii) Mechanical and ventilation shafts; and
  - (iv) Pedestrian bridges.
- (O) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 143.68 metres, and the highest point of the **building** or **structure**.
- (P) Despite 40.10.40.1(1), all residential use portions of a **mixed use building** must be located above non-residential use portions of a **building**, other than:
- (i) residential lobby access; and
  - (ii) on a **corner lot**, **dwelling units** may be located in the first **storey** of a **building** if the **dwelling units** are located to the rear of the non-residential uses on the first **storey**.
- (Q) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value in metres following the HT symbol, as shown on Diagram 3 of By-law 984-2020(LPAT).
- (R) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the numerical value following the ST symbol, as shown on Diagram 3 of By-law 984-2020(LPAT), excluding mechanical penthouses, generators, stair enclosures and elevator overruns.
- (S) Retaining walls and the enclosed pedestrian bridge between 'Building B' and 'Building C' have no maximum height requirements, and no minimum setback requirements.
- (T) For the purposes of this exception, **dwelling units** on the ground floor having two levels will be considered to be one **storey** for the purpose of calculating the number of **storeys** permitted in accordance with (Q) above.
- (U) For the purpose of this exception, Regulation 40.10.40.10(5) does not apply to **dwelling units** on the ground floor.
- (V) For the purposes of this exception, Regulation 40.10.40.10(5) does not apply to the ground floor of 'Building B' and 'Building C'.
- (W) Despite Clause 40.5.40.10 and Regulation (Q) above, the following may exceed the permitted maximum **building** height as follows:
- (i) 0.9 metres for skylights and roof access hatch;
  - (ii) 1.5 metres for planters, architectural or ornamental features, cornices, railings and guard railings;
  - (iii) 2.1 metres for balconies, terrace dividers and privacy screens;
  - (iv) 4.0 metres for wind screens, wind and mitigation **structures**, canopies, trellises, parapets, awnings and/or other similar shade devices and associated **structures**, outdoor **amenity space** elements including outdoor kitchens; and



- (v) 6.5 metres for elevator overruns, stairs, stair enclosures, crash walls, vents, stacks, flues, chimneys, mechanical equipment and associated enclosures, generators and associated enclosures, and window washing equipment and associated enclosures.
- (X) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are shown in metres on Diagram 3 of By-law 984-2020(LPAT).
- (Y) Despite Regulation 40.10.40.80(2), the required minimum above-ground distance between **main walls** are shown in metres on Diagram 3 of By-law 984-2020(LPAT).
- (Z) The required minimum **building** setbacks are shown on Diagram 3 of By-law 984-2020(LPAT).
- (AA) Despite Regulation 5.10.40.70(1), Clause 40.5.40.60, Clause 40.10.40.60 and Regulations (X), (Y) and (Z) above, the following may encroach into a required **building setback**, setback, or minimum above-ground distance between **main walls**, as shown on Diagram 3 of By-law 984-2020(LPAT), to a maximum of:
  - (i) 0.9 metres for architectural or ornamental features, including but not limited to cornices, piers, eaves, roof overhangs, mouldings, sills, scuppers, rain water leaders, lighting fixtures and bay windows;
  - (ii) 1.5 metres for balconies facing Eglinton Avenue East or Bayview Avenue below a height of 20.0 metres, guard rails, and window washing equipment;
  - (iii) 2.0 metres for balconies facing Eglinton Avenue East or Bayview Avenue at or above a height of 20.0 metres;
  - (iv) 2.4 metres for stairs;
  - (v) 4.0 metres for stoops, decks, porches, trellises, privacy screens, utility meters and associated enclosures, railings, vents and **structures** for wind mitigation;
  - (vi) 6.0 metres for canopies; and
  - (vii) 5.0 metres for covered bicycle storage enclosures, ramps, garage ramps and associated **structures**.
- (BB) Regulation 40.10.50.10(3), related to **soft landscaping**, does not apply.
- (CC) Regulation 40.10.80.20(2), related to the location of **parking spaces**, does not apply.
- (DD) Despite Table 200.5.10.1, **parking spaces** for 'Building B' and 'Building C', as shown on Diagram 3 of By-law 984-2020(LPAT), must be provided as follows:
  - (i) a minimum of 0.6 **parking spaces** will be required for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.7 **parking spaces** will be required for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.9 **parking spaces** will be required for each two bedroom **dwelling unit**;
  - (iv) a minimum of 1.0 **parking spaces** will be required for each three or more bedroom **dwelling unit**;
  - (v) a minimum of 0.1 visitor **parking spaces** will be required for each **dwelling unit**; and
  - (vi) a minimum of 1.0 **parking space** will be required for every 100 square metres of non-residential **gross floor area**.
- (EE) For each on-site car-sharing **parking space** provided, the minimum number of required residential **parking spaces** may be reduced by 4 **parking spaces**, up to a maximum of 1 car-sharing **parking space** per 60 **dwelling units**.
- (FF) Despite Regulation 200.5.10.1 the **parking spaces** required by (DD)(v) and (vi) above may be shared on the following basis:
  - (i) AM occupancy: Visitors to **Dwelling Units** - 10 percent Retail Uses - 20 percent Office Uses – 100 percent
  - (ii) PM occupancy: Visitors to **Dwelling Units** - 35 percent Retail Uses – 100 percent Office Uses – 60 percent
  - (iii) Eve occupancy: Visitors to **Dwelling Units** - 100 percent Retail Uses - 100 percent Office Uses – 0 percent
- (GG) Despite Regulation 230.5.1.10(9)(B), long-term **bicycle parking spaces** for a **dwelling unit** in an **apartment building** or **mixed-use building** may be located on the first **storey** of the **building**, second **storey** of the **building**, or on levels of the **building** below-ground.



- (HH) Despite Regulations 40.10.90.1, 40.10.90.10(1)(C), and 220.5.10.1, a minimum of one Type G **loading space** and two Type B **loading spaces** must be provided for 'Building B' and 'Building C', to be shared, as shown on Diagram 3 of By-law 984-2020(LPAT).
- (II) Despite Regulations 200.15.1(1), (2), (3) and (4), 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.
- (JJ) Despite Regulation 200.15.10(1) accessible **parking spaces** will be provided as follows:
- (i) 4 accessible **parking spaces** for the first 100 **parking spaces** plus 1 accessible **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**.
- (KK) None of the provisions in (A) to (JJ) above will prevent the **lawfully existing buildings, structures** and uses existing in 'Building A' as shown on Diagram 3 of By-law 984-2020(LPAT).
- (LL) For 'Building A', **amenity space** and bicycle parking are not required.

Prevailing By-laws and Prevailing Sections:

- (A) For Building A as shown on Diagram 3 of By-law 984-2020 (LPAT) Section 6.11.1, former Town of Leaside zoning by-law 1916, as amended.

[By-law: 984-2020(LPAT)]

(280) Exception CR 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) On 2788 Bathurst Street and 515 Glencairn Avenue, if the requirements of Section 5 and Schedule A of By-law 76-2021 are complied with, the erection or use of a **building, structure**, addition or enlargement is permitted in compliance with (B) to (R) below;
- (B) Despite regulation 40.5.40.10 (1) and (2), the height of a building or structure on the lands is measured as the vertical distance between Canadian Geodetic Datum elevation 177.7 metres and the highest point of the **building or structure**;
- (C) Despite clause 40.5.40.10(6), the height of a pool and pool enclosure may exceed the maximum height for that **building** by 2.5 metres;
- (D) Despite clause 40.10.20.40, a **townhouse** is a permitted **building** type;
- (E) Despite 40.10.20.100 (4), a **hotel** room or suite may be located in the same **storey** as a **dwelling unit**;
- (F) Despite regulation 40.10.30.40 and the lot Coverage Overlay Map in Section 995.30.10, the maximum **lot coverage** is 81 percent;
- (G) Despite regulation 40.10.40.1(1), residential use portions may be permitted on the first **storey** of a **mixed use building** if the **dwelling units** have direct access to a **street** which is not a major **street** on the Policy Areas Overlay Map;
- (H) Despite regulation 40.10.40.10 (2), 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 76-2021;
- (I) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** is not limited by this regulation;
- (J) Despite regulation 40.10.40.10 (5), the required minimum height of first **storey** does not apply to residential uses or **hotel** suites and the minimum height of all other non-residential uses is 4 metres;
- (K) Despite regulation 40.10.40.40 (1), the maximum **gross floor area** of all **buildings** and structures is 26,500 square metres of which:
- (i) The required minimum **gross floor area** for non-residential uses is 2,500 square metres and the permitted maximum **gross floor area** for non-residential uses is 4,000 square metres;
- (L) Despite clause 5.10.40.70(2) and 40.10.40.70, the minimum required **building setbacks** above and below ground are as shown in metres on Diagram 3 of By-law 76-2021;



- (M) There are no minimum yard setbacks for underground parking **structures** including the roof and walkway structure above;
- (N) Despite clause 40.10.100.10(1)(C), and 40.10.90.40(3)(B), a maximum of two **vehicle** accesses are permitted;
- (O) 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:
  - (i) a minimum rate of 0.8 for each one bedroom **dwelling unit**;
  - (ii) a minimum rate of 0.9 for each two bedroom **dwelling unit**;
  - (iii) a minimum rate of 1.1 for each three bedroom **dwelling unit**;
  - (iv) a minimum rate of 0.15 space for each **dwelling units** for visitors;
  - (v) for all non-residential uses, other than a **hotel**, **parking spaces** must be provided at a minimum rate of 1.0 for each 100 square metres of **gross floor area**;
  - (vi) for a **hotel**, **parking spaces** must be provided at a minimum rate of 0.2 **parking spaces** per 100 square metres of **gross floor area**; and
  - (vii) maximum parking rates do not apply.
- (P) **Parking spaces** for non-residential uses may be combined with visitor **parking spaces** required for **dwelling units**;
- (Q) Despite 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** as follows:
  - (i) A minimum of one (1) type "G" **loading space**; and
  - (ii) A minimum of one (1) type "B" **loading space**.
- (R) An office or **retail store** used as a temporary rental and/or sales office for the purposes of the marketing and sale or lease of units located or to be located on the **lot**, shall be exempt from all development standards and regulations in this exception and in By-law 569-2013.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 76-2021 ]

(281) Exception CR 281

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

Site Specific Provisions:

- (A) Despite regulations 40.10.40.10 (2), and 40.10.40.10 (3), the maximum height of a **building** or **structure** is 161.54 metres above sea level and eight **storeys**.

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

(282) Exception CR 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) On 491 Glencairn Avenue and 278, 280 and 282 Strathallan Wood, if the requirements of Section 10 and Schedule A of By-law 1204-2022(OLT) are complied with, a **building** may be erected and used if it is in compliance with paragraphs (B) to (U) below;
- (B) The **lot** refers to those lands delineated by a heavy black line on Diagram 1 of By-law 1204-2022(OLT);
- (C) Despite Regulations 40.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 178.65 metres and the highest point of the **building** or **structure**.
- (D) Despite regulations 40.5.40.10(3), (4), (5) and (6), the following elements may project above the height indicated by the numbers following the "HT" symbol as shown on Diagram 6 of By-law 1204-2022(OLT) as follows:



- (i) mechanical equipment, elevator overruns, stair overruns, or a fence, wall or **structure** enclosing such elements, all of which may project up to 5 metres, within the areas labelled 'MPH' on Diagram 6 of By-law 1204-2022(OLT);
  - (ii) lighting fixtures, trellises, window washing equipment, landscape elements (including **green roofs**), flues, vents, stacks, chimneys, heating, cooling or ventilating equipment or a fence, wall or **structure** enclosing such elements, all of which may project up to 5 metres;
  - (iii) wind or privacy screens, architectural decorative elements, sukkahs, outdoor furniture, fences, all of which may project up to 3 metres;
  - (iv) guardrails, balustrades, safety railings, bollards, wheel chair ramps, parapets, cornices, thermal insulation and roof ballast, access roof hatch, all of which may project up to 1.5 metres;
- (E) Despite Regulation 40.10.30.40(1), the maximum **lot coverage** is 77 percent;
- (F) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may be located below non-residential use portions of a **building**;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 10,700 square metres, of which:
  - (i) a minimum of 400 square metres of **gross floor area** on the first **storey** of the **building** is required for non-residential uses; and
  - (ii) **gross floor area** does not include areas in the **building** used for **public parking** below-ground;
- (H) Despite Regulation 40.10.20.100(1)(A), the total **interior floor area** of all **cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments** must not exceed 600 square metres;
- (I) Despite regulation 40.10.40.10(2), the permitted maximum height is shown in metres after the letters "HT" on Diagram 6 of By-law 1204-2022(OLT);
- (J) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** for residential uses is 2.1 metres;
- (K) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** is shown after the letters "ST" on Diagram 6 of By-law 1204-2022(OLT);
- (L) Despite Clause 40.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law 1204-2022(OLT);
- (M) Despite Regulation (L) above, Clause 5.10.40.70, 40.10.40.60, and Regulations 40.5.40.60(1), and 40.10.40.80(2), no portions of a **building** or **structure** above ground may extend beyond the areas delineated by heavy lines on Diagram 6 of By-law 1204-2022(OLT), with the exception of:
  - (i) brick piers, roof overhangs and cornices, canopies, awnings, chimneys, balconies, lighting fixtures, parapets, trellises, eaves, window sills, window washing equipment, guardrails, balustrades, safety railings, bollards, vents, fences, wind or privacy screens, landscape elements (including **green roofs**), terraces, decorative architectural features, elevator overruns, heating, cooling or ventilating equipment, pilasters and sills, all of which may project up to 2.0 metres; and
  - (ii) a canopy, awning or similar **structure**, which may encroach into a required minimum **building setback** that abuts a **street**, if no part of the canopy, awning or similar **structure** is located more the 8.0 metres above the elevation of the ground directly below it;
- (N) Despite Regulation 40.10.50.10(3), a minimum 1.3 metre wide strip of **soft landscaping** is required along a **lot line** abutting a **lot** in the Residential Zone category and may include pedestrian walkways;
- (O) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms, and a minimum of 15 percent of the total number of **dwelling units** must have two bedrooms;
- (P) Despite Regulation 200.5.1.10(2), a maximum of 10 **parking spaces** may have minimum dimensions of 5.6 metres by 2.6 metres with a height of 2.0 metres, when obstructed on one side;
- (Q) Despite Regulations 200.5.10.1(1) and (6), and Table 200.5.10.1:
  - (i) 0.1 **parking spaces** for each **dwelling unit** must be provided for residential visitors;
  - (ii) **parking spaces** for and non-residential uses and for residential visitors to a **dwelling unit** may be provided on a non-exclusive basis and may be located in a **public parking area**;



- (R) Despite Regulation 230.5.1.10(9)(B), required "long-term" **bicycle parking spaces** for a **dwelling unit** may be located on the first **storey** of the **building**, the second **storey** of the **building**, and any level of the **building** below-ground;
- (S) Despite Regulation 230.5.1.10(10), short term **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (T) 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;
- (U) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1204-2022(OLT) ]

(283) Exception CR 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) On 2476 and 2800 Kingston Road, if the requirements of Section 7 and Schedule A of By-law 646-2021 are complied with, a **building** or **structure** may be erected or constructed in compliance with (B) to (P) below;
- (B) Despite Regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building**;
- (C) Despite Regulations 40.10.40.70(3), and 40.10.40.80(2) the required minimum **building setbacks** and minimum above ground separation distance between **main walls** are shown in metres on Diagram 3 of By-law 646-2021;
- (D) Despite Clause 40.10.40.60, and Regulation (C) above, the following elements are permitted to encroach into the required minimum **building setbacks** and minimum above ground separation distance between **main walls** shown on Diagram 3 of By-law 646-2021 to a maximum permitted encroachment of 1.5 metres;
  - (i) Balconies, architectural features, canopies, cornices, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, planters, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps, fences, screens, and landscape features;
- (E) Despite Regulation 40.5.40.10(1) the height of the **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 174.00 and the elevation of the highest point of the **building** or **structure**;
- (F) Despite Regulation 40.10.40.10(3), 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 646-2021;
- (G) Despite Regulations 40.5.40.10(3) through (8), and Regulation (F) above, the following elements may project above the heights specified by the numbers following the symbol HT on Diagram 3 of By-law 646-2021;
  - (i) Railings, parapets, balconies, cornices, lighting fixtures, ornamental elements, trellises, planters, partitions dividing outdoor recreation of amenity areas, guard rails, wheelchair ramps, fences, and screens to a maximum of 3.0 metres; and
  - (ii) Window washing equipment, stairs, stair towers, stair enclosures, architectural features, elements of a roof assembly, lightning rods, mechanical equipment and rooms, structures enclosing mechanical equipment, vents, elevator overruns, and exhaust flues to a maximum of 6.5 metres;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum total **gross floor area** is 33,000 square metres;
- (I) Despite regulation 40.10.30.40(1)(A), maximum **lot coverage** does not apply;
- (J) Despite regulation 40.10.50.10(1), where any portion of a **main wall** is set back from the **front lot line** 3.0 metres or greater, a minimum 2.3 metres wide strip of **landscaping** must be provided between



any **lot line** that abuts a **street** and those portions of a **main wall** for a minimum of 75 percent of the length of the **main walls**;

- (K) Despite Regulation 220.5.10.1(2), two (2) Type "G" **loading spaces** must be provided on the lands;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.7 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.8 **parking spaces** for each one-bedroom **dwelling unit**;
  - (iii) 0.9 **parking spaces** for each two-bedroom **dwelling unit**;
  - (iv) 1.1 **parking spaces** for each **dwelling unit** with three bedrooms or more; and
  - (v) 0.15 visitor **parking spaces** per **dwelling unit**;
- (M) Despite Regulation 200.5.1.10(2)(A), a required **bicycle parking space** may encroach into or obstruct a required **parking space** provided the encroachment is no more than 0.7 metres into the required **parking space**;
- (N) Despite Regulation 230.5.10.1(5), a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 "long-term" **bicycle parking space** per **dwelling unit** and 0.1 "short-term" **bicycle parking space** per **dwelling unit**, shall be provided;
- (O) One privately-owned publicly-accessible open space (POPS) with a minimum area of 500 square metres must be provided on the ground level within the grey area shown on Diagram 3 of By-law 646-2021; and
- (P) 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 November 25, 2020 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) The owner shall submit a revised Functional Servicing Report demonstrating sufficient capacity to accommodate the servicing demand for this development, to the satisfaction of the Executive Director, Engineering and Construction Services; and
  - (ii) The owner shall enter agreement(s) for the construction of any improvements to existing municipal infrastructure, as required, to the satisfaction of the Executive Director, Engineering and Construction Services.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 646-2021 ]

(284) Exception CR 284

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 829-2006;
- (B) Section 11.2.1(10), former City of York zoning by-law 1-83; and
- (C) Section 11.3.1(5)(a), former City of York zoning by-law 1-83.

(285) Exception CR 285

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(187), former City of York zoning by-law 1-83.

(287) Exception CR 287

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



Site Specific Provisions:

- (A) On 2100-2110 Yonge Street and 8-12 Manor Road West, if the requirements of Section 7 and Schedule A of By-law 207-2021 are complied with, a **mixed-use building, structure**, addition or enlargement may be constructed if it complies with (B) to (R) below;
- (B) Despite Regulation 40.10.40.40(1), the maximum residential and non-residential **gross floor area** on the lands must not exceed 7,650 square metres, provided:
  - (i) the residential **gross floor area** must not exceed 7,350 square metres; and
  - (ii) the non-residential **gross floor area** must not exceed 300 square metres;
- (C) Despite Regulation 40.5.40.10(1) and (2), the height of a **building or structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 155.30 metres and the highest point of the **building or structure**;
- (D) Despite Regulation 40.10.40.10(2), the height of any **building or structure** must not exceed the maximum height in metres specified by the numbers following the symbol "HT" on Diagram 3 of By-law 207-2021;
- (E) Despite Regulations 40.5.40.10(3), (4), (5), (6), (7) and (8), 40.5.40.60(1) and (D) above, the following elements of a **building or structure** may project above the maximum **building** heights shown on Diagram 3 of By-law 207-2021:
  - (i) eaves, cornices, lighting fixtures, ornamental elements, vents, insulation, thermal and moisture protection up to a maximum 0.45 metres;
  - (ii) architectural features up to a maximum 3.0 metres;
  - (iii) parapets up to a maximum 0.9 metres;
  - (iv) planters and guardrails up to a maximum of 1.2 metres;
  - (v) screens, elements of a **green roof**, exhaust flues, lighting rods, window washing equipment up to 3.0 metres; and
  - (vi) mechanical penthouse, including elements of a **green roof** and indoor **amenity area** and associated **structures** up to a maximum of 5.5 metres;
- (F) Despite Regulation 40.10.40.40(5), the required minimum height of the first **storey** is 3.8 metres;
- (G) Despite Regulation 40.10.40.1(1), residential **amenity space** may be located on the same **storey** as non-residential uses;
- (H) Despite Regulations 40.10.40.70(2), the required minimum **building setbacks** are shown in metres on Diagram 3 of By-law 207-2021;
- (I) Despite Clause 40.10.40.60, Regulations 5.10.40.70(1), 40.5.40.70(1) and (H) above, the following elements of a **building or structure** are permitted to encroach into the required minimum **building setbacks** shown on Diagram 3 of By-law 207-2021:
  - (i) eaves, cornices, lighting fixtures, ornamental elements, vents, insulation, thermal and moisture protection up to a maximum 0.45 metres;
  - (ii) awnings and canopies;
  - (iii) architectural features, columns or structural supports up to a maximum of 2.3 metres;
  - (iv) balconies up to a maximum 2.4 metres; and
  - (v) stairwells and landscape planters up to a maximum 1.2 metres;
- (J) Despite Regulation 40.10.40.70(2) only non-transparent windows are permitted to face north within 3.0 metres of the north lot line;
- (K) Regulation 40.10.90.40(3), with respect to access to a loading space does not apply;
- (L) Despite Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands in accordance with the following:
  - (i) a minimum of 22 **parking spaces** for the use of the residents of the **building**;
  - (ii) no **parking spaces** are required for visitors of residents; and
  - (iii) no **parking spaces** are required for non-residential uses;
- (M) Despite 200.5.1.10 (13), access to **parking spaces** may be provided by an automated parking system;



- (N) Should an automated parking system be provided, Regulation 200.5.1 shall not apply, provided that the elevating mechanism enclosure of the automated parking system shall comply with the minimum dimensions of 200.15.1;
- (O) Despite Regulation 200.5.1(3), the required minimum width for a two lane **drive aisle** is 5.5 metres;
- (P) One Type "G" **loading space** must be provided and maintained on the lands;
- (Q) Despite Regulation 230.5.1.10(4)(C) a **stacked bicycle parking space**, must have the following minimum dimensions:
  - (i) length of 1.8 metres;
  - (ii) width of 0.24 metres exclusive of any bicycle racking system; and
  - (iii) horizontal clearance of 2.59 metres for two stacked bicycles;
- (R) Regulation 230.40.1.20(2) with respect to the location of a "short-term" **bicycle parking space** relative to a **building** entrance does not apply;
- (S) The provision of **dwelling units**, exclusive of rental replacement **dwelling units**, is subject to the following:
  - (i) A minimum of 15 percent of the total number of **dwelling units** must contain three bedrooms or more; and
  - (ii) A minimum of 30 percent of the total number of **dwelling units** must contain two bedrooms.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 207-2021 ]

(288) Exception CR 288

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

Site Specific Provisions:

- (A) On 980-990 Bloor Street West and 756 Dovercourt Road, if the requirements of Section 10 and Schedule A of By-law 604-2022(OLT) are complied with, a **building, structure**, addition and/or enlargement may be constructed or used if in compliance with (B) to (R) below;
- (B) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 112.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), a residential lobby may be located on the same floor level as non-residential uses;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 7 of By-law 604-2022(OLT);
- (E) Despite Regulations 40.5.40.10(3), (4), (5), (6), (7) and (8) and (D) above, the following **building** elements and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) **Green roof** surface to a maximum of 0.5 metres;
  - (ii) Cooling tower, mechanical ventilation equipment, make up air unit and generator to a maximum of 2.1 metres;
  - (iii) Rooftop access ladder to a maximum of 1.5 metres;
  - (iv) Elevator overrun, including wall enclosure and roof surface to a maximum of 1.7 metres; and
  - (v) Safety guard rails to a maximum of 1.5 metres;
- (F) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** of the portion of the **building** occupied by non-residential uses, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.8 metres;
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** of the portion of the building occupied by residential uses, as measured between the floor of the first **storey** and the ceiling of the first storey, is 3.4 metres;
- (H) Despite Regulation 40.10.40.40.(1), the permitted maximum **gross floor area** is 7,500 square metres, of which:
  - (i) The permitted maximum **gross floor area** for residential uses is 7,300 square metres;



- (ii) The permitted maximum **gross floor area** for non-residential uses is 700 square metres; and
- (iii) A minimum of 300.0 square metres of non-residential **gross floor area** must be provided;
- (I) Despite Regulation 40.10.40.50(1)(B), 0 square metres of outdoor **amenity space** must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (J) Despite Regulations 40.5.40.70(1) and 40.10.40.70(2)(A), 40.10.40.70(2)(B), 40.10.40.70(2)(C), 40.10.40.70(2)(D), 40.10.40.70(2)(E), 40.10.40.70(2)(F), 40.10.40.70(2)(G), 40.10.40.70(2)(H) and 40.10.40.70(2)(I), the required minimum **building setbacks** in metres are as shown on Diagram 7 of By-law 604-2022(OLT);
- (K) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (J) above, the following **building** elements and **structures** may encroach into the required **building setbacks** as follows:
  - (i) Balconies, light fixtures, ornamental elements, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, screens, and underground garage ramps to a maximum of 2.0 metres; and
  - (ii) Notwithstanding (i) above, balconies may not encroach into the required **building setbacks** to a **front lot line**, east **side lot line** or west **side lot line**;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 0.45 **parking spaces** per **dwelling unit** for the residents of the **building**; and
  - (ii) 0 **parking spaces** for residential visitors or non-residential uses;
- (M) Despite Regulation 200.5.1.10(2)(i), **parking spaces** may have a minimum length of 5.5 metres;
- (N) Despite Regulation 200.15.10(1), 0 accessible **parking spaces** are required;
- (O) Despite Regulation 220.5.1.10(8)(D)(ii) the required **loading space** must have a minimum width of 3.5 metres;
- (P) For the purposes of this Exception, the **front lot line** is the **lot line** that divides the **lot** from Bloor Street West;
- (Q) A minimum of 28 percent of the total number of **dwelling units** must contain two bedrooms; and
- (R) A minimum of 13 percent of the total number of **dwelling units** must contain a minimum of three bedrooms.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 604-2022(OLT) ]

(289) Exception CR 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) On 300 Bloor Street West and 478 Huron Street, if the requirements of Section 7 of this By-law and Schedule A of By-law 73-2021 are complied with a **building, structure**, addition or enlargement maybe erected or constructed in compliance with (B) to (U) below;
- (B) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** of all **buildings** and **structures** on the lands must not exceed 27,000 square metres, of which:
  - (i) residential uses must not exceed 20,475 square metres; and
  - (ii) non-residential uses must not exceed 6,525 square metres;
- (C) Despite regulations 40.5.40.10(1) and 40.5.40.10(2) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 115.00 metres to the elevation of the highest point of the **building**;
- (D) Despite regulations 40.10.40.70(2), 40.10.40.80(2), clauses 40.5.40.60, 40.10.40.60 and 40.10.40.71 and article 600.10.10, the minimum required **building setbacks** and minimum distance between **main walls** for each level of the **building** are as shown in metres on Diagram 3 of By-law 73-2021.
- (E) Despite clauses 40.5.40.60, 40.10.40.60 and (D) above, the following are permitted to encroach into a required **building setback** or distance between **main walls**:



- (i) a maximum of 0.50 metres for; cornices, light fixtures, ornamental and architectural features, vertical screen elements at balconies, projecting panel system at exterior walls, parapets, art and landscape features, patios, decks, pillars, pergolas, trellises, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, covered walkways, screens, site servicing features, awnings and canopies including support structures, window washing equipment, bicycle parking facilities and underground garage ramps and associated **structures**; window washing equipment, **bicycle parking** facilities and underground garage ramps and associated **structures**;
- (F) Despite regulations 40.5.40.10(4)(C), (5), (6) and (7) and 40.10.40.10(2), (4) and (5), no portion of a **building** or **structure**, including the mechanical penthouse, may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 73-2021, with the exception of the following:
  - (i) the portions of the existing **buildings** on the lands shown in shading on Diagram 3 to a maximum height of 38.0 metres;
  - (ii) the erection or use of **structures** on any roof used for outdoor **amenity space** or open air recreation, maintenance, safety, wind protection purposes, pergolas, cabanas, vestibules providing access to outdoor **amenity space** or recreation space, partitions dividing outdoor recreation areas, provided such projections are limited to a maximum vertical projection of 4.5 metres above the permitted **building** heights shown on Diagram 3;
  - (iii) the erection or use of **structures** on the roof used for **green roof** purposes, roof assembly, air intakes, vents and ventilating equipment, chimney stacks, exhaust flues, parapets, elevator overruns and garbage chute overruns and elements associated with green energy and **renewable energy** facilities, provided such projections are limited to a maximum of 2.0 metres above the permitted **building** heights shown on Diagram 3; and
  - (iv) lightning rods and window washing equipment provided such projections are limited to a maximum of 6.0 metres above the permitted **building** heights shown on Diagram 3.
- (G) Despite regulation 40.10.40.50(1) and 40.10.40.50(2), a minimum of 3.88 square metres of **amenity space** for each **dwelling unit** must be provided, of which:
  - (i) a minimum of 1.88 square metres for each **dwelling unit** must be indoor **amenity space**; and
  - (ii) a minimum 40 square metres is outdoor **amenity space** in a location adjoining or directly accessible to a portion of the indoor **amenity space**.
- (H) Section 150.50, with regards to **Places of Worship**, does not apply.
- (I) Despite clause 200.5.10.1, Table 200.5.10.1 and regulations 200.10.1(1) and (2) parking spaces, must be provided and maintained on the lands, in accordance with the following minimum requirements:
  - (i) 0.31 **parking spaces** per **dwelling unit** for residents;
  - (ii) 20 **parking spaces** for the **place of worship**;
  - (iii) 25 **parking spaces** for residential visitor and non-residential uses; and
  - (iv) 3 'car-share' **parking spaces**;
  - (v) **Parking spaces** may be provided within an 'automated parking system' as defined in 5 (ii) of By-law 73-2021; and
  - (vi) If **parking spaces** are provided in an 'automated parking system' as defined in 5 (ii) of By-law 73-2021, the 3 'car-share' **parking spaces** referenced in (I)(iv) above are not required.
- (J) Section 200.5 and Article 200.10.1 do not apply to **parking spaces** within an 'automated parking system'.
- (K) Section 200.15 does not apply to accessible **parking spaces** located within an 'automated parking system.'
- (L) A 'parking cabin' contained within an 'automated parking system' will be provided on the lands in accordance with the following dimensions:
  - (i) A minimum length of 6.0 metres;
  - (ii) A minimum width of 6.0 metres; and
  - (iii) A minimum vertical clearance of 2.1 metres.



- (M) Despite regulation 230.5.1.10(4) "short-term" **bicycle parking spaces** may have minimum dimensions of:
  - (i) 1.7 metres in length;
  - (ii) 0.264 metres in width; and
  - (iii) a vertical clearance of 1.9 metres.
- (N) Despite regulations 230.5.10.1(1), and 230.5.10.1(5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained on the lands, in accordance with the following;
  - (i) A minimum of 225 long term **bicycle parking spaces** for the exclusive use of **dwelling units**;
  - (ii) A minimum of 25 short-term **bicycle parking spaces** for the exclusive use of **dwelling units**;
  - (iii) A minimum of 9 long-term **bicycle parking spaces** for the exclusive use of non-residential uses; and
  - (iv) A minimum of 15 short-term **bicycle parking spaces** for the exclusive use of non-residential uses.
- (O) Despite regulation 230.5.1.10(7), shower and change facilities are not required;
- (P) Despite clauses 40.10.90.1 and 220.5.10.1(5), a minimum of one type "G" **loading space** and two type "C" **loading space** must be provided and maintained on the lands;
- (Q) Despite regulation 40.10.40.1(1) residential use portions of the **mixed use building** may be located at the same level or below non-residential uses portions of the **building**;
- (R) At least 10 percent of all **dwelling units** must have three or more bedrooms;
- (S) For the purposes of this exception, **amenity space** may include a maximum of 1 guest suite provided:
  - (i) The guest suite does not exceed 55 square metres; and
  - (ii) The guest suite does not include food preparation facilities.
- (T) 'Privately-owned publicly accessible open space' having a minimum area of 368 square metres must be provided on the ground level generally as shown within the shaded areas on Diagram 4 of By-law 73-2021;
- (U) Parking pallets will not conform to the **parking space** and accessible **parking space** dimensions set out in City of Toronto Zoning By-law 569-2013 and above in By-law 73-2021.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 73-2021 Enacted ]

(290) Exception CR 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 6-16 Wellesley Street West, 5-7 St. Nicholas Street and 586 Yonge Street, if the requirements of Section 6 and Schedule A of By-law 899-2020(LPAT) are complied with then a **mixed use building** may be constructed, used or enlarged in compliance with Sections (B) to (X) below;
- (B) For the purposes of this exception, the **lot** comprises the lands shown as Part A on Diagram 1 of By-law 899-2020(LPAT);
- (C) Despite regulations 40.5.1.10(3) and 40.10.40.40(1), the permitted maximum **gross floor area** of the **mixed use building** is 37,500 square metres, of which a maximum of 37,030 square metres of **gross floor area** may be used for residential uses;
- (D) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 25 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;



- (E) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 107.2 metres and the highest point of the **building** or **structure**;
- (F) Despite regulations 40.5.40.10(4) and (5), and 40.10.40.10(1), the permitted maximum height of any **building** or **structure**, including any mechanical penthouse containing equipment and **structures** used for the functional operation of the **building** described in 40.5.40.10(4), is the lesser of:
- (i) 176.15 metres;
  - (ii) the height in metres specified by the number following the HT symbol as shown on Diagram 3 of By-law 899-2020; or
  - (iii) the maximum height resulting from application of the **angular plane** required by regulation (G) below;
- (G) Despite regulation (F) above, no portion of any **building** or **structure** may penetrate a 75 degree **angular plane** projected westward over the **lot**, measured at a line located at the Yonge Street **lot line** at the Canadian Geodetic Datum elevation of 125.6 metres;
- (H) Despite regulations 40.5.40.10(4) to (7) and (F) above, the following elements of a **building** may project above the permitted maximum height in Diagram 3 of By-law 899-2020(LPAT), provided that no portion of a **building** or **structure** may penetrate into the **angular plane** required by regulation (G) above;
- (i) window washing equipment, stairs, stair towers, stair enclosures, architectural features, parapets, lightning rods, and elevator overruns may project above the height limits to a maximum of 6.0 metres; and
  - (ii) trellises, pergolas, railings, cornices, lighting fixtures, ornamental elements, planters, partitions dividing outdoor **amenity spaces**, guard rails, wheelchair ramps, fences, screens, **structures** associated with a **green roof**, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 3.0 metres;
- (I) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is 55;
- (J) For the purposes of regulation (I) above, a partial mezzanine level located above the first floor and below the second floor of a **building**, with a maximum **gross floor area** of 950 square metres is not a **storey**;
- (K) Despite regulations 40.5.40.70 and 40.10.40.70(1), the required minimum **building setbacks** for a **building** or **structure** are shown on Diagram 3 of By-law 899-2020(LPAT);
- (L) Despite clause 40.10.40.60 and regulation (K) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 899-2020(LPAT), provided that no portion of a **building** or **structure** may penetrate into the **angular plane** required by regulation (G) above;
- (i) balconies may encroach up to a maximum of 1.5 metres only within the balcony projection areas shown on Diagram 3 of By-law 899-2020(LPAT); and
  - (ii) canopies, cornices, lighting fixtures, awnings, ornamental elements, trellises, eaves, window sills, architectural features, planters, guardrails, balustrades, railings, stairs, stair enclosures, wheelchair ramps, vents, underground garage ramps, fences, balcony screens and landscape features may encroach up to a maximum of 1.5 metres;
- (M) Despite regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of:
- (i) 2.0 square metres per **dwelling unit** of indoor **amenity space**;
  - (ii) 1.3 square metres per **dwelling unit** of outdoor **amenity space**; and
  - (iii) **amenity space** may include up to 3 guest suites which do not constitute **dwelling units** for the purposes of this exception;
- (N) Despite regulations 40.10.90.40(1) and (3) and 40.10.100.10(1), **vehicle** access to the lands, including **vehicle** access to a **loading space**, may be from St. Nicholas Street;
- (O) Despite clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
- (i) a minimum of 0.15 **parking spaces** per **dwelling unit** must be provided for the use of residents of the **mixed use building**;



- (ii) a minimum of 0.045 **parking spaces** per **dwelling unit** must be provided for visitors with or without a fee; and
- (iii) no **parking spaces** are required for non-residential uses in the **mixed use building**;
- (P) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 15 **parking spaces** may be obstructed on one or two sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (Q) Regulations 200.15.1.5(1) and 200.15.1(4) with respect to the location of accessible **parking spaces** do not apply;
- (R) Despite regulation 220.5.10.1(2), a minimum of one Type "G" **loading space** and one Type "C" **loading space** must be provided;
- (S) Despite regulations 230.5.1.10(4) and (10), **bicycle parking spaces** must be provided and maintained in accordance with the following:
  - (i) a minimum of 0.9 long-term **bicycle parking spaces** per **dwelling unit**;
  - (ii) a minimum of 0.1 short-term **bicycle parking spaces** per **dwelling unit**;
  - (iii) both long-term and short-term **bicycle parking spaces** may be provided in a **stacked bicycle parking space** and for the purposes of this exception a **stacked bicycle parking space** may include horizontal or vertical **bicycle parking spaces**;
  - (iv) short-term **bicycle parking spaces** may be located indoors or outdoors in an enclosed or secured room or enclosure; and
  - (v) despite regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.35 metres;
- (T) A long-term **bicycle parking space** may be located adjacent to and within 0.3 metres of a **parking space** provided that the **bicycle parking space** does not encroach into the **parking space** and such **parking space** is not considered to be obstructed in accordance with regulation 200.5.1.10(2)(D) provided that no portion of the adjacent **bicycle parking space** is situated more than 1.2 metres from the front or rear of the **parking space**;
- (U) Regulation 230.5.1.10(9) with respect to the location of long-term **bicycle parking spaces** does not apply;
- (V) Regulation 230.40.1.20(2) with respect to the location of short-term **bicycle parking spaces** does not apply;
- (W) Article 600.10.10 Building Setback Overlay District "A", does not apply; and
- (X) Prevailing Section 12(2) 132 of former City of Toronto By-law 438-86 does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) (A) Section 12(2) 132 of former City of Toronto By-law 438-86;  
[ By-law: 899-2020(LPAT) ]

(291) Exception CR 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) On the lands municipally known as 1-25 Defries Street, if the requirements of Clause 9 and Schedule A of By-law 848-2021(OLT) are complied with, an **apartment building** or **mixed-use building**, is permitted in compliance with (B) to (O) below;
- (B) The total **gross floor area** must not exceed 42,500 square metres, of which:
  - (i) 42,500 square metres of **gross floor area** may be used for residential uses;
  - (ii) 3,000 square metres may be used for non-residential uses; and
  - (iii) non-residential uses must be located on the first or second **storey**;
- (C) The permitted maximum area of the tower floor plate for each **storey** above the 11th **storey** is 840.0 square metres, measured from the exterior of the **main wall**;



- (D) Regulation 40.10.40.1(1), regarding the location of commercial uses in a **mixed use building**, does not apply;
- (E) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the distance from the Canadian Geodetic Datum elevation of 83.20 metres to the highest point of the **building** or **structure**;
- (F) Despite Regulations 40.10.40.10(2) and (7) the permitted maximum height of the **building** or **structure** or portion thereof, including a mechanical penthouse, must not exceed the height in metres specified by the numbers following "HT" and the height in **storeys** above ground level specified by the numbers following "ST" as shown on Diagram 6 of By-law 848-2021(OLT);
- (G) Despite Clause 40.5.40.10 and (F) above, the following may project above the permitted maximum height as shown on Diagram 6 of By-law 848-2021(OLT):
  - (i) retaining walls, fencing, decks, guardrails, planters, decorative screens, lighting features, landscape features, parapets not associated with a raised pool deck, wheelchair ramps, solar panels, roof access hatches, **green roof** elements, skylights, roof assemblies including decking and pavers and **structures** on the roof of the **building** used for safety purposes by 1.5 metres;
  - (ii) raised pool and raised pool deck by 1.6 metres;
  - (iii) parapets for raised pool deck, lighting rods, window washing equipment, and wind mitigation features by 4.0 metres;
  - (iv) cabanas, trellises and pergolas features by 4.5 metres within the specified area delineated by hatched area as shown on Diagram 6; and
  - (v) vents, stacks, mechanical elements, heating/cooling towers, stairs, stair enclosures, elevator enclosure and overrun must not exceed the maximum height specified on Diagram 6;
- (H) Despite Regulation 40.10.40.70(2) and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law 848-2021(OLT);
- (I) Despite Clause 40.10.40.60 the following may encroach into the required minimum **building setbacks** shown on Diagram 6 attached to By-law 848-2021(OLT):
  - (i) **building** cornices, lighting fixtures, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps, and **green roof** elements, wind mitigation, architectural cladding and design features to a maximum of 0.5 metres;
  - (ii) canopies, awnings, wheel chair ramps, vents, landscape features, wind mitigation elements, noise mitigation elements, window washing equipment and public art features to a maximum of 2.0 metres;
  - (iii) balconies may project a maximum of 1.5 metres within specified areas delineated by a dashed line as shown on Diagram 6 of By-law 848-2021(OLT); and
  - (iv) despite (I)(iii) above, balconies located on the east side of the tower above the 11th **storey** may project a maximum of 2.0 metres within the specified area delineated by a dashed line as shown on Diagram 6 of By-law 848-2021(OLT);
- (J) Despite clause (G) and (I) of By-law 848-2021(OLT), no encroachments are permitted over lands zoned ON or OR;
- (K) Despite Regulation 40.10.40.50(1), a minimum of 1,120 square metres of indoor **amenity space** and 1,120 square metres of outdoor **amenity space** must be provided;
- (L) Despite Regulation 200.5.10.1(1), the parking rates in Table 200.5.10.1 and regulation 200.15.10(1), a minimum of 179 **parking spaces** must be provided and maintained below ground as follows:
  - (i) a minimum of 144 **parking spaces** must be provided for residents of the **dwelling units** or for a car-share service provider, including a minimum of 5 accessible **parking spaces**;
  - (ii) a minimum of 29 **parking spaces** must be provided for visitors of the **dwelling units**, including a minimum of 1 accessible **parking space**;
  - (iii) a minimum of 6 **parking spaces** must be provided for either visitors of the **dwelling units**, visitors to non-residential uses, or car-share; and
  - (iv) no **parking spaces** are required for non-residential uses;



- (M) Despite Regulation 230.5.10.1(1) and (5) and table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained on the lands in accordance with the following:
- (i) a minimum of 504 long-term **bicycle parking spaces** must be provided for residents; and
  - (ii) a minimum of 56 short-term **bicycle parking spaces** must be provided for visitors;
- (N) Despite Regulation 230.5.1.10(4), **stacked bicycle parking spaces** provided within an approved bicycle parking stacker must be in accordance with the following:
- (i) a **stacked bicycle parking space** may overlap an adjacent **stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.143 metres per side;
  - (ii) a minimum length of 1.86 metres; and
  - (iii) a minimum vertical clearance from the ground of 1.4 metres for the lower tier of **stacked bicycle parking spaces**; and
- (O) Despite Regulation 220.5.1.10(3), a total of one Type "G" **loading space** is required for residential and non-residential uses.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 175 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 278 of former City of Toronto By-law 438-86; and
- (E) Former City of Toronto By-law 444-88. [ By-law: 848-2021(OLT) ]

(292) Exception CR 292

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:  
Site Specific Provisions:

- (A) On 466-468 Dovercourt Road, a **mixed-use building** may be constructed in compliance with (B) to (V) below;
- (B) Despite Regulation 40.10.20.100, the total **interior floor area of recreation uses and retail service** on the lands must not exceed 1,150 square metres;
- (C) Despite Regulation 40.10.40.1(1), **dwelling units** must be located above non-residential use portions of the **building**;
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 105.88 metres and the elevation of the highest point of the **building or structure**;
- (E) Despite Regulation 40.10.40.10(1) and (2), no portion of any **building or structure** on the lands may have a height greater than the height in metres specified by the number following the "HT" symbol as shown on Diagram 3 of By-law 31-2021;
- (F) Despite Regulation 40.10.40.10(5) and Article 800.50(820), for the purpose of this exception, there may be two levels within the minimum height required by Regulation 40.10.40.10(5);
- (G) Despite 40.5.40.10(5) and (E) above, the following equipment and **structures** located on the roof of a **building** may exceed the permitted maximum height as follows, subject to (H) below:
  - (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, to maximum of 4.0 metres within the area labelled "MP1" and to a maximum of 3.5 metres within the area labelled "MP2" as shown on Diagram 3 of By-law 31-2021;
  - (ii) **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access elements, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities, to a maximum of 4.0 metres within the area labelled "MP1" and to a maximum of 3.5 metres within the area labelled "MP2" as shown on Diagram 3 of By-law 31-2021;
  - (iii) **structures** that enclose, screen or cover the equipment, structures and parts of a **building** listed in (i) and (ii) above, to a maximum of 4.0 metres within the areas labelled "MP1" and "MP2" as shown on Diagram 3 of By-law 31-2021;



- (iv) wind, privacy and acoustic mitigation screens, balcony and terrace dividers, awnings, window washing equipment, lighting rods, light fixtures, to a maximum of 3 metres;
  - (v) parapets, guard rails, railings, planters, skylights, vents, flues, solar power panels and outdoor electrical and mechanical rooftop equipment to a maximum of 1.5 metres; and
  - (vi) architectural features, roof access, elements of a **green roof**, wheelchair ramps, roof drainage systems, roof ballast, thermal insulation, decks and pavers, to a maximum of 1 metre;
- (H) Despite Regulation 40.5.40.10(5), equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building**, as permitted by (G)(i), (ii) and (iii) above, must be located entirely within the mechanical penthouse areas labeled "MP1" and "MP2" as shown on Diagram 3 of By-law 31-2021;
- (I) Despite Regulation 40.10.40.40(1), the **gross floor area** of all **buildings** and **structures** on the lands must not exceed 3,400 square metres, provided:
  - (i) The maximum residential **gross floor area** on the lands must not exceed 2,400 square metres;
  - (ii) The maximum non-residential **gross floor area** on the lands must not exceed 1,150 square metres;
  - (iii) The maximum **gross floor area** of the level located above the first **storey** must not exceed 350 square metres; and
  - (iv) The maximum **gross floor area** of the level located above the first **storey** must not exceed 300 square metres if that level includes indoor **amenity space** that is excluded from the **gross floor area**;
- (J) Despite Regulations 40.10.40.70(2) and 40.5.40.70(1)(B), the required minimum **building setbacks** must be provided as shown in metres on Diagram 3 of By-law 31-2021;
- (K) Despite Clause 40.10.40.60 and (J) above, the following **building** elements may encroach into the required minimum **building setbacks** as follows:
  - (i) light fixtures, cornices, ornamental elements, cladding, parapets, eaves, window sills, guardrails, privacy fins and associated structures to a maximum of 0.5 metres;
  - (ii) balconies attached to the rear **main wall** to a maximum of 1.5 metres; and
  - (iii) awnings, ramps and canopies and associated structures to a maximum of 2.0 metres;
- (L) A **building** that includes **dwelling units** must include a minimum 10 percent three-bedroom **dwelling units** and a minimum 20 percent two-bedroom **dwelling units**;
- (M) Despite Regulation 40.10.40.1(6)(A), the pedestrian access for the **lot** may be within 6 metres from a **lot** in the Residential Zone category;
- (N) Despite Regulation 40.10.40.50(1), **amenity space** must be provided in accordance with the following:
  - (i) a minimum 60 square metres of indoor **amenity space**; and
  - (ii) a minimum 7.4 square metres of outdoor **amenity space**;
- (O) Regulation 40.10.40.80.(2), with respect to separation of **building** walls, does not apply;
- (P) Despite Regulations 40.10.50.10(1) and 40.10.50.10(3), **soft landscaping** is not required adjacent to the **lot line** abutting a Residential Zone Category;
- (Q) Despite Regulation 40.10.50.10(2), a fence is not required along the portion of a **lot line** abutting a **lot** in a Residential Zone category;
- (R) Despite Article 200.5.10, **Parking spaces** may be located in parking stacker, meaning a mechanical motor vehicle parking facility, which may be an automated system, with **parking spaces** that:
  - (i) are positioned above each other and/or adjacent to each other;
  - (ii) have dimensions of not less than 5.1 metres long, 2.4 metres wide and 1.7 metres in height, provided they are located in a parking stacker;
  - (iii) may not be readily accessible at all times without maneuvering another vehicle or platform; and
  - (iv) despite Regulation 200.5.1.10(2), mechanical support or automation structures adjacent to the **parking space** are not considered an obstruction;
- (S) Despite Regulations 200.5.1(2), 200.5.1.10(1) and 200.5.10.1(1), **vehicle parking spaces** must be provided and maintained in accordance with the following minimum requirements:



- (i) 9 **parking spaces** for residents of the **dwelling units**;
- (ii) no **parking spaces** for residential visitors; and
- (iii) no **parking spaces** for non-residential uses;
- (T) Despite Regulation 200.15.10(1), accessible **parking spaces** are not required;
- (U) Despite Regulations 230.5.10.1(1), (2) and (5), **bicycle parking spaces** must be provided on the lands as follows:
  - (i) a minimum of 0.9 spaces per **dwelling unit** as long-term **bicycle parking spaces** for residential occupants, which must be located within a secure room(s) in the **basement**, ground floor, and/or the level immediately above the first **storey**; and
  - (ii) a minimum of 4 short-term **bicycle parking spaces** for residential visitors, non-residential occupants, and non-residential visitors, which must be located at ground level;
- (V) None of the provisions of this By-law or By-law 569-2013 shall apply to prevent a sales office used for the initial sale of **dwelling units** to be located on the lands;

Prevailing By-laws and Prevailing Sections:

- (A) These premises must comply with Exception 900 11.10(2), unless there is a conflict with the Site Specific Provisions above, in which case the Site Specific Provisions prevail;
- (B) Section 12(2) 68 of former City of Toronto By-law 438-86, unless there is a conflict with the Site Specific Provisions above, in which case the Site Specific Provisions prevail; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86, unless there is a conflict with the Site Specific Provisions above, in which case the Site Specific Provisions prevail. [ By-law: 31-2021 ]

(293) Exception CR 293

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(188), former City of York zoning by-law 1-83.

(294) Exception CR 294

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

Site Specific Provisions:

- (A) On 1249 and 1251 Queen Street East, as shown on Diagram 1 of this by-law, a **mixed use building** is permitted in compliance with (B) through (Q) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 3,250 square metres, provided:
  - (i) The residential **gross floor area** does not exceed 2,950 square metres; and
  - (ii) The non-residential **gross floor area** does not exceed 300 square metres;
- (C) The permitted maximum number of **dwelling units** is 29;
- (D) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 77.64 metres to the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 6 of By-law 1171-2020, which includes equipment and **structures** used for the functional operation of the **building** and the screening of these equipment and **structures**;
- (F) Despite (E) above and despite Regulations 40.5.40.10(4),(5), and (6), the following may project above the permitted maximum height as shown on Diagram 6 attached to By-law 1171-2020 as follows:



- (i) parapets, railings, wind screens, balcony guards, handrails, window sills, terraces, light fixtures, scuppers, fall-arrest systems, insulation and building envelope membranes, bollards, built-in planter boxes by not more than 2.0 metres;
  - (ii) divider screens, visual screens, sound barriers, acoustical screens, and privacy screens by not more than 2.0 metres; and
  - (iii) mechanical penthouse, and **green roof** features above the mechanical penthouse, by not more than 5.9 metres;
- (G) Despite Regulation 40.10.40.70(2), the minimum required **building setbacks** are as shown on Diagram 6 of By-law 1171-2020;
- (H) Despite (G) above, Regulation 40.5.40.60(1), and Clause 40.10.40.60, the following may encroach into the required minimum **building setbacks** as follows:
  - (i) Canopies, awnings, **building** cornices, lighting fixtures, trellises, parapets, eaves, window sills, guardrails, railings, stairs, stair enclosures, wheel chair ramps, air intakes and vents by no more than 0.5 metres;
  - (ii) **Green roof** and associated elements, including parapets and sloped toppings by no more than 0.5 metres; and
  - (iii) Landscape partitions dividing outdoor recreation areas and wind mitigation elements by no more than 0.5 metres;
- (I) Despite Regulation 200.5.10.1.(1), a minimum of 19 **parking spaces** must be provided as follows:
  - (i) A minimum of 19 **parking spaces** for residents of the **dwelling units**; and
  - (ii) No **parking spaces** are required for non-residential uses and visitors;
- (J) Regulation 200.15.1(4) with respect to the location of accessible **parking spaces**, does not apply;
- (K) Despite Regulation 230.5.1.10 (9), a minimum of 46% of **bicycle parking spaces** are required to be provided either at grade or in the first **storey** below grade;
- (L) Despite Regulation 230.5.10.1 (5), no short term **bicycle parking spaces** are required to be provided on the **lot**;
- (M) Despite Regulation 40.10.40.1 (1), residential **amenity space** may be located at the same level as non-residential uses;
- (N) Despite Regulation 40.10.40.10 (5), the minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.6 metres;
- (O) Despite Regulation 40.10.40.50 (1), a minimum of 117 square metres of residential **amenity space** must be provided as follows:
  - (i) A minimum of 75 square metres of indoor **amenity space**;
  - (ii) A minimum of 42 square metres of outdoor **amenity space**, and
  - (iii) No indoor **amenity space** is required to adjoin or abut outdoor **amenity space**;
- (P) Despite Regulation 40.10.40.1 (6), the minimum separation distance for a pedestrian access from a Residential Zone or Residential Apartment Zone is 0.0 metres;
- (Q) Regulation 40.10.40.70 (2) does not apply.

Prevailing By-laws and Prevailing Sections: [ By-law: 1171-2020 Enacted ]

(295) Exception CR 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) On 2839 Jane Street, if the requirements of Section 5 and Schedule A of By-law 663-2021 are complied with, a building, structure, addition or enlargement may be constructed or used in compliance with (B) to (L) below;
- (B) A maximum of 190 **dwelling units** are permitted;
- (C) Despite Clause 40.10.30.40, the maximum permitted **lot coverage** shall be 56 percent;
- (D) Despite regulation 40.10.40.1(2)(A), the floor level of the first **storey** must be within 0.4 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;



- (E) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the difference between the Canadian Geodetic Datum of 177.35 metres above sea level and the elevation of the highest point of the **building** or **structure**;
- (F) Despite regulations 40.10.40.10(3) and (7), the permitted maximum height of the **building** or **structure**, must not exceed the height in metres specified by the numbers following "HT" and the height in **storeys** above ground level specified by the numbers following "ST" as shown on Diagram 3 of By-law 663-2021;
- (G) Despite regulations 40.10.40.70(3), the required minimum **building setbacks** are shown in metres on Diagram 3 of By-law 663-2021;
- (H) The level of the **building** that is labelled "mechanical penthouse" on Diagram 3 of By-law 663-2021 may only be used exclusively for the functional operation of the **building**, indoor **amenity space**, or access to outdoor **amenity space**;
- (I) Despite (F) and (G) above, no portion of any **building** or **structure** on the lands is to have a height greater than the height in metres specified by the number following the "HT" symbol as shown on Diagram 3 of By-law 663-2021, excluding:
  - (i) Mechanical penthouses, elevator overruns, window washing equipment, stairs, stair enclosures, and heating, cooling or ventilating equipment or a fence, wall or **structure** enclosing such elements, all of which are permitted to exceed the height by a maximum of 1.0 metres;
  - (ii) Ornamental elements, parapets, guardrails, safety railings, vents, stacks, fences, wind or privacy screens, flues, access roof hatch, trellises, and chimneys, all of which are permitted to exceed the height by a maximum of 3.0 metres;
  - (iii) Landscape elements (including **green roofs**), terraces, thermal insulation and roof ballast and skylights, all of which are permitted to exceed the height by a maximum of 1.5 metres;
  - (iv) **Structures** used for the ventilation of an underground parking facility may project vertically above the finished ground level a maximum of 0.5 metres if stand-alone, or not more than 1.2 metres if integrated with a landscape feature;
  - (v) The ramp leading to the underground parking, including elements required for the ramp;
  - (vi) Transformers, which may project vertically above the finished ground level by no more than 2.3 metres; and
  - (vii) Pergolas, trellises, exterior stairways, wheelchair ramps, stair enclosures, guardrails, balustrades, safety railings, bollards, fences, landscape elements, which may project vertically above finished ground level by no more than 3.5 metres;
- (J) No portion of any **building** or **structure** erected or used above ground may encroach into the required **building setbacks** shown on Diagram 3 of By-law 663-2021, excluding:
  - (i) Ornamental cladding, to a maximum of 0.4 metres;
  - (ii) Eaves, cornices, roof overhangs, lighting fixtures, pilasters, chimney breasts, bay windows, window sills and other minor architectural projections, to a maximum of 0.5 metres;
  - (iii) Balconies, awnings and canopies, a maximum of 3.5 metres;
  - (iv) Decks and terraces at-grade, to a maximum of 4.5 metres;
  - (v) Pergolas, trellises, exterior stairways, wheelchair ramps, stair enclosures, guardrails, balustrades, safety railings, bollards, fences, landscape elements;
  - (vi) Transformers;
  - (vii) **Structures** used for the ventilation of an underground parking facility; and
  - (viii) Retaining walls;
- (K) Despite regulation 40.10.40.40, the maximum **gross floor area** is 14,150 square metres;
- (L) Despite regulation 40.10.50.10(1)(B), the area between a **main wall** and a **lot line** abutting a **street**, must be provided as **landscaping**;
- (M) A minimum 0.9 metre landscape strip shall be provided along the eastern property line;
- (N) At least 20 percent of the **dwelling units** on the entire **lot** must contain two bedrooms; and
- (O) At least 10 percent of the **dwelling units** on the entire **lot** must contain three bedrooms.



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 663-2021 ]

(296) Exception CR 296

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) **Dwelling units** must comply with Section 7.2.1, former Town of Leaside zoning by-law 1916.

(297) Exception CR 297

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 7.1.3(f), former Town of Leaside zoning by-law 1916; and  
(B) Sections 7.1.3(g), former Town of Leaside zoning by-law 1916.

(298) Exception CR 298

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 7.2.4.1, former Town of Leaside zoning by-law 1916.

(299) Exception CR 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) On 276-290 Merton Street, a **mixed used building** may be constructed, used or enlarged in compliance with Sections (B) to (T) below;
- (B) Despite Clause 40.10.40.40(1), the permitted maximum **gross floor area** for all uses on the **lot** is 7,850 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 7,850 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses on the lot is 300 square metres, exclusive of a **parking garage** used for **public parking**;
- (C) Regulation 40.10.40.1(1) with respect to the location of residential use portions in a **mixed use building** does not apply;
- (D) The provision of **dwelling units** in a **building** with 60 or more **dwelling units** is subject to the following:
- (i) a minimum of 10 percent of the total number of **dwelling units** must contain three bedrooms or more; and
  - (ii) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
- (E) The provision of **dwelling units** in a **building** with less than 60 residential units is subject to the following:
- (i) a minimum of 8 percent of the total number of **dwelling units** must contain three bedrooms or more; and
  - (ii) a minimum of 20 percent of the total number of **dwelling units** must contain two bedrooms;



- (F) For purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 147.72 metres CGVD2013 in the year 2019;
- (G) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between established grade and the elevation of the highest point of the **building** or **structure**;
- (H) Despite Regulations 40.5.40.10(1) and 40.10.40.10(2), the maximum height of any portion of a **building** or **structure** on the **lot** is the numerical value, in metres, following the letters "HT" as shown on Diagram 3 attached to this By-law, excluding:
- (i) wind screens, elevator overruns, mechanical equipment and any associated enclosure **structures**, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, stair enclosures, roof drainage, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, **landscaping**, planters, and elements of a **green roof**, which may project a maximum of 7.0 metres above maximum permitted heights shown on Diagram 3 of this By-law;
- (I) Despite Regulations 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of this By-law;
- (J) Despite Clause 40.10.40.60 and (H) above, the following elements of a **building** or **structure** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law:
- (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, pillars, trellises, balconies, balcony supporting structures or screens, terraces, eaves, window sills, planters, ventilation shafts, guardrails, railings, stairs, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and associated **structures** may extend a maximum of 2.5 metres beyond the heavy lines shown on Diagram 3 of this By-law;
  - (ii) despite (i) above, no balcony projections are permitted on the south-facing walls, with the exception of a maximum 1.5 metre projection between heights of 26.0 metres and 32.5 metres.
  - (iii) In addition to (i) above, balconies (or portions thereof) projecting from the west facing **main wall** and the west-facing portion of terraces on the roof of a **building** directly accessible from an adjacent **dwelling unit** or **amenity space** are only permitted in the locations, and having the maximum lengths in metres, shown on Diagram 4:
  - (iv) In addition to (i) above, with respect to balconies projecting from the north or south facing **main wall** and north or south facing terraces on the roof of a building directly accessible from an adjacent **dwelling unit**, located within 5.5 metres of the west **lot line**, the western limit of such balcony or terrace must include the following screening mechanisms along the west facing portion of the balcony or terrace:
    - (a) A continuous screen along its entire length, with a minimum overall height of 1.8 metres, measured vertically from the terrace or balcony floor, which must obscure vision and may be composed of fritted or translucent materials or be an opaque screen, on the 2nd to 8th storeys, inclusive; and
    - (b) a continuous planter along its entire length, with a minimum overall height of 1.07 metres measured vertically from the terrace or balcony floor, and a minimum depth of 0.3 metres, on the 9th **storey**, measured from the western limit of the balcony or terrace.
  - (v) In addition to (i) above, with respect to balconies projecting from the west facing **main wall** and west facing terraces on the roof of a **building** directly accessible from an adjacent **dwelling unit**, located within 5.5 metres of the west **lot line**, the western limit of such balcony or terrace must include a continuous planter along its entire length, with a minimum overall height of 1.07 metres, measured vertically from the terrace or balcony floor, and a minimum depth of 0.3 metres, measured from the western limit of the balcony or terrace.
  - (vi) In addition to (i) above, balconies (or portions thereof) projecting from the west facing **main wall** and the west-facing portion of terraces on the roof of a **building** directly accessible from **amenity space**, located within 5.5 metres of the west **lot line**, the western limit of such balcony or terrace must include a continuous and solid screen along its entire length, with a minimum overall height of 1.8 metres, measured vertically from the terrace or balcony floor, which must obscure vision and may be composed of fritted or translucent materials or be an opaque screen.



- (K) Where the **main wall** of a **building** has windows or openings, and such **main wall** is within 5.5 m of the east or west property line, windows facing the east or west property line must be located a minimum of 1.8 meters above the floor of the **storey** in which such windows are located;
- (L) Despite Regulation 40.10.40.80 (2)(A), where a **main wall** of the **building** has windows and a line projected at a right angle from that main wall intercepts another **main wall** with windows on the same **lot**, the required minimum above-ground distance between the main walls is 10.0 metres;
- (M) Despite Regulation 40.10.50.10(3), there is no requirement for a strip of **soft landscaping** along the **lot line** abutting a **lot** in a Residential zone;
- (N) Despite Regulation 40.10.50.10(2), there is no fence required on the portion of a **lot line** abutting a **lot** in the Residential zone;
- (O) Despite Clause 200.5.10.1, **parking spaces** must be provided and maintained on the lands in accordance with the following:
  - (i) a minimum of 0.4 **parking spaces** per **dwelling unit** for the use of the residents of the **building**;
  - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** for the use of residential visitors; and
- (P) Despite Regulation 200.5.1.10 (5), up to 25 of the required **parking spaces** may be **tandem parking spaces**;
- (Q) Despite Regulation 200.5.1.10.2 (A), up to 6 **parking spaces** may have the following dimensions:
  - (i) a minimum width of 2.5 metres;
  - (ii) a minimum length of 5.4 metres; and,
  - (iii) a minimum vertical clearance of 2.0 metres.
- (R) Despite Regulations 200.5.1.10 (2)(A)(iv), the minimum requirements for obstructed **parking spaces** do not apply;
- (S) Despite Article 220.5.10, one Type "G" **loading space** must be provided and maintained on the **lot**; and
- (T) Despite 200.5.1.10 (13), access to **parking spaces** may be provided by an automated parking system. For the purpose of this exception, "automated parking system" means a mechanical system for the purpose of parking and retrieving **vehicles** with or without drivers in the **vehicle** during parking and with or without the use of ramping or drive aisles. Automated maneuvering of other vehicles may be required for vehicles to be parked or retrieved.

Prevailing By-laws and Prevailing Sections: [ By-law: 1169-2020 ]

(300) Exception CR 300

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

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) the minimum **rear yard setback** is 12.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 7.3.4(a), former Town of Leaside zoning by-law 1916.

(301) Exception CR 301

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Section 7.3.4(b), former Town of Leaside zoning by-law 1916.

(302) Exception CR 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) On lands municipally known as 5507 and 5509 Dundas Street West, if the requirements of By-law 55-2021 are complied with, a **mixed use building** and **structures** may be erected, used or enlarged in compliance with (B) to (S) below;
- (B) Despite Regulations 40.5.40.10 (1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 127.14 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.5.40.60 (1) and (B) above, a canopy or, awning with or without structural support may encroach into a required minimum **building setback** that abuts a **street**;
- (D) Regulation 40.10.40.1(1), requiring residential uses to be located above nonresidential uses, does not apply.
- (E) Despite Regulation 40.10.40.10(3), the permitted maximum height of any portion of the **mixed use building**, is the numerical value, in metres, following the letters "HT" as shown on Diagram 6 of By-law 55-2021.
- (F) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in any portion of the **mixed use building** is the numerical value followed by the letters "ST" as shown on Diagram 6 of By-law 55-2021.
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of the **mixed use building** is 22,500 square metres, of which:
  - (i) the residential **gross floor area** must not exceed 21,200 square metres; and
  - (ii) the non-residential **gross floor area** must not exceed 1,300 square metres
- (H) Non-residential **gross floor area** is not permitted above the first **storey** excluding mezzanine space.
- (I) Area devoted to non-residential floor area must:
  - (i) have a main pedestrian entrance:
    - (a) located parallel to the **lot line** abutting Dundas Street West; and
    - (b) located within 0.2 metres of the ground measured at the **lot line** abutting the street directly opposite the entrance; and
  - (ii) have a minimum 6 metre finished floor to underside of interior finished ceiling height for the Dundas Street West frontage for a depth of 6 metres and a minimum of 3.6 metres for the remaining depth from the Dundas Street frontage.
- (J) **Dwelling units** in a **mixed use building** are not permitted to front on the portion of the first **storey** facing the **lot line** abutting Dundas Street West.
- (K) A minimum of ten percent (10 percent) of all **dwelling units** in the **mixed use building** must be three bedroom units, of which:
  - (i) all required three bedroom units must have be a minimum of 100 square metres of **interior floor area** excluding mechanical space; and
  - (ii) a minimum of fifty percent (50 percent) of the required three bedroom units must have a minimum of 106 square metres of **interior floor area** excluding mechanical space.
- (L) A minimum of fifteen percent (15 percent) of all **dwelling units** in the **mixed use building** must be two bedroom units, of which all required two bedroom units must have a minimum of 87 square metres of **interior floor area** excluding mechanical space.
- (M) A maximum of 265 **dwelling units** are permitted in the **mixed use building**.
- (N) Any portion of the **building** above a height of 28.7 metres must not exceed 750 square metres, measured from exterior wall to exterior wall, excluding balconies.
- (O) Despite Clause 40.10.40.70, the required minimum **building setbacks** are shown on Diagram 7 of By-law 55-2021;
- (P) Despite Regulation 40.5.40.10(4) and (E) above:



- (i) a mechanical penthouse is limited in accordance with the area identified as mechanical penthouse in Diagram 6 of By-law 55-2021;
  - (ii) mechanical equipment and stair enclosures may project to a maximum of 6.0 metres above the applicable height limit and **storey** limit shown on Diagram 6 of By-law 55-2021;
  - (iii) terraces and balcony guards, elements of a **green roof** and insulation and roof surface materials, planters, railings, parapets, and ornamental architectural features, may project to a maximum of 3.0 metres above the applicable height limit shown on Diagram 6 of By-law 55-2021;
  - (iv) window washing equipment may project to a maximum of 8.0 metres above the applicable height limit shown on Diagram 6 of By-law 55-2021;
  - (v) a ladder for maintenance purposes may project to a maximum of 1.2 metres above the applicable height limit shown on Diagram 6 of By-law 55-2021; and
  - (vi) public art may project above the applicable height limit.
- (Q) Despite Clause 40.10.40.70, Regulation 40.10.40.70(3) and (O) above, the following elements are permitted to encroach from the **building** or **structure** into the required **building setbacks** shown on Diagram 7 of By-law 55-2021;
- (i) eaves, cornices, columns, landscape features, wheelchair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards, awnings, arcades, canopies, raised planters, patios, retaining walls, fences, vents, screens, underground parking ramp and associated **structures**, damper equipment, window washing equipment to a maximum of 2.5 metres;
  - (ii) balconies and bay windows to a maximum of 2.2 metres;
  - (iii) **structures** used for outside or open air recreation, safety, noise mitigation, and wind mitigation, to a maximum of 1.6 metres;
  - (iv) ornamental, decorative or architectural elements to a maximum of 3.1 metres; and
  - (v) public art.
- (R) Despite Regulation 200.5.10.1(1), **parking spaces** must be provided and maintained in accordance with the following:
- (i) a minimum of 0.57 **parking spaces** per **dwelling unit** must be provided for the use of the residents;
  - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** must be provided for visitors to the residential use portion of the **building**;
  - (iii) a minimum of 0.75 **parking spaces** must be provided per 100 square metres of non-residential **gross floor area**;
  - (iv) Despite (R)(i) above, the minimum number of **parking spaces** required to be provided for the use of residents of the **building** may be reduced in accordance with a reduction of 4 resident **parking spaces** for each "car-share" **parking space** provided, to a maximum reduction of 12 **parking spaces**; and
  - (v) For the purposes of exception (R)(iv) above, "car-share" **parking space** means a **parking space** that is reserved and actively used for car-sharing and must be for the exclusive use of the residents of the **building**.

"Car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable.

- (S) The lands identified with the symbol "(H)" in the zone label on Diagram 2 of By-law 55-2021 are restricted in use as specified by section 9 of By-law 55-2021.

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

[ By-law: 55-2021 ]

(303) Exception CR 303



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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.7.5.24.1, former Borough of East York zoning by-law 6752.

(304) Exception CR 304

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.7.5.24.2, former Borough of East York zoning by-law 6752.

(305) Exception CR 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:

Site Specific Provisions:

(A) On 1071 King Street West, if the requirements of Section 13 and Schedule A of By-law 1262-2022(OLT) are complied with, a **building, structure**, addition or enlargement erected with an increase in height and density pursuant to this By-law may be constructed if it complies with (B) to (Z) below:

(B) Despite Regulation 40.10.20.20(1) **eating establishments, take-out eating establishments, and retail services** are permitted and are not subject to the specific use conditions set out in Clause 40.10.20.100;

(C) Despite Regulation 40.10.40.40(1), the maximum combined residential and non-residential **gross floor area** must not exceed 18,850 square metres, provided:

(i) the residential **gross floor area** must not exceed 18,100 square metres; and

(ii) the non-residential **gross floor area** must not exceed 750 square metres;

(D) A minimum of ten percent of the total number of **dwelling units** must contain three bedrooms or more;

(E) In addition to the number of three bedroom **dwelling units** required in (D) above, a minimum of twenty percent of the total number of **dwelling units** must contain two bedrooms or more;

(F) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 86.74 metres and the highest point of the **building or structure**;

(G) Despite Regulation 40.10.40.10(7), the height of any **building or structure** must not exceed the number of **storeys** following the symbol ST on Diagram 6 of By-law 1262-2022(OLT);

(H) Despite Regulations 40.10.40.10(2), the permitted maximum height is specified, in metres, by the numbers following the symbol HT on Diagram 6 of By-law 1262-2022(OLT);

(I) Despite Regulations 40.5.40.10(4), (5), (6), (7), (8), (G) and (H) above, the following elements of a **building or structure** may project above the maximum **building** heights shown on Diagram 6 of By-law 1262-2022(OLT):

(i) wind screens, elevator overruns, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, stair enclosures, roof drainage, window sills, window washing equipment, chimneys, vents, stacks, terraces, lightning rods, light fixtures, architectural features, **landscaping**, and elements of a **green roof**, up to a maximum height of the sum of 6.0 metres plus the height limits shown on Diagram 6;

(ii) mechanical, electrical, utility and ventilation equipment, up to maximum height of the sum of 5.0 metres plus the height limits shown on Diagram 6 and is not considered a **storey**;

(iii) security/acoustic barriers/fences related to the construction of a crash wall up to a maximum height of the sum of 7.5 metres plus the height limits shown on Diagram 6; and



- (iv) despite (ii) above, and article 40.5.40.10, no elements of mechanical, electrical, and utility equipment may project above the maximum building heights in the area labelled "Mechanical Penthouse".
- (J) Despite Regulations 5.10.40.70(1) and 40.10.40.70(2), the required minimum **building setbacks** are shown in metres on Diagram 6 of By-law 1262-2022(OLT);
- (K) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (J) above, the following elements of a **building or structure** are permitted to encroach into the required minimum **building setbacks** shown on Diagram 6 of By-law 1262-2022(OLT);
  - (i) architectural elements, cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated **structures**, which may encroach into the required **building setbacks** by a maximum horizontal projection of 2.0 metres;
- (L) Despite Regulation 40.10.40.1(1), residential **amenity space** may be located on the same **storey** as non-residential uses;
- (M) Despite Regulation 40.10.90.40(1), access to and from a **loading space** may be located on a major **street**;
- (N) Despite Article 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.14 **parking spaces** for each **dwelling unit** for residents of the **mixed-use building**; and
  - (ii) a minimum of 0.1 **parking spaces** for each **dwelling unit** for visitors of residents;
  - (iii) no **parking spaces** are required for non-residential uses;
- (O) For each car-share **parking space** provided on the lands, the minimum number of **parking spaces** for residents required by regulation (N)(i) above may be reduced by four (4) **parking spaces**, up to a maximum reduction as calculated by the following formula:  $4 \times (\text{the total number of dwelling units on the lands divided by } 60)$ , rounded down to the nearest whole number;
- (P) Despite Regulation 200.15.10(1), 3 accessible **parking spaces** must be provided on the **lot**;
- (Q) Despite Regulation 200.15.1(1) and By-law 579-2017, accessible **parking spaces** 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) located adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (R) Regulations 200.15.1(4) and 200.15.1.5(1), with respect to the location of accessible **parking spaces**, does not apply;
- (S) Despite Regulation 220.5.10.1(1), one Type "G" **loading space** must be provided on the **lot**;
- (T) Regulation 230.5.1.10(9)(B)(iii), with respect to location of a long-term **bicycle parking space** does not apply;
- (U) Despite Regulations 230.5.1.10(4) and 230.5.1.10(10), long-term and short-term **bicycle parking spaces** may be located in a **stacked bicycle parking space** having the following minimum dimensions:
  - (i) length or vertical clearance of 1.2 metres;
  - (ii) width of 0.20 metres; and
  - (iii) horizontal clearance from the wall of 1.8 metres
- (V) Despite Regulation 230.5.1.10(4), the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device is:
  - (i) minimum length or vertical clearance of 1.7 metres;
  - (ii) minimum width of 0.20 metres; and



- (iii) minimum horizontal clearance from the wall of 0.9 metres;
- (W) Both long-term and short-term **bicycle parking spaces** may be located in secure bicycle storage rooms;
- (X) Regulation 40.10.100.10(1)(B), with respect to the location of **vehicle** access does not apply;
- (Y) Regulation 40.10.100.10(1)(C) with respect to the number of **vehicle** accesses does not apply; and
- (Z) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** running parallel to King Street West.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1262-2022(OLT) ]

(306) Exception CR 306

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 8.A.3, former Borough of East York zoning by-law 6752.

(307) Exception CR 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) On the lands municipally known as 202 Jarvis Street and 160-166 Dundas Street East, in the year 2021, if the requirements of Section 6. and Schedule A of By-law 897-2021 are complied with, a **building** or **structure** containing a **post-secondary school**, **student residence** and non-residential uses, including uses **ancillary** to the foregoing uses, may be erected and used on the **lot** if in compliance with Regulations (B) to (DD);
- (B) The lands to which this Exception applies comprise all the lands shown on Diagram 1 of By-law 897-2021;
- (C) Despite Regulation 40.10.40.40, the maximum permitted **gross floor area** on the **lot** is 58,000.0 square metres, of which a maximum of 19,500 square metres may be used for the purposes of a **student residence**;
- (D) In addition to the provisions of Regulation 40.5.40.40(3) the **gross floor area** of a **mixed-use building** is also reduced by the area of a **building** used for the purpose of a greenhouse;
- (E) The combined number of **bed-sitting rooms** and **dwelling units** must not exceed 625;
- (F) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 90.0 metres (GVCD 1928 - Pre 1978) and the highest point of the **building** or **structure**;
- (G) Despite Regulations 40.5.40.10 (3), (4), (5), (6), (7) and (8) and 40.10.40.10(1), for those portions of the **building** above the finished ground surface, the permitted maximum height of each portion of a **building** or **structure**, is the height in metres as specified by the numbers following the HT symbol as shown on Diagram 3 of By-law 897-2021, with the exception of the following projections:
  - (i) The **structures** and elements listed in (J) below;
  - (ii) Parapets, structures for a **green roof** and sky lights to a maximum of 3.0 metres above the maximum permitted **building** height;
  - (iii) Window washing equipment and **structures** for safety noise or wind attenuation purposes to a maximum of 3.5 metres above the maximum permitted **building** height;
  - (iv) Lightning rods, antennae, aircraft warning lights, chimneys, ducts, vents, stacks and flues, mechanical screens and architectural screens to a maximum of 7.0 metres above the maximum permitted **building** height;
  - (v) Despite iii. above, chimneys, vents, stacks, flues and air craft warning lights on the roof of that portion of the **building** subject to a height limit of 173.7 shown on Diagram 3 of By-law 897-2021 to a maximum of 9.5 metres above the maximum permitted **building** height; and



- (vi) **Structures** on a portion of the **building** subject to permitted building height of 74.9 metres or less, used for outdoor **amenity space**, open air recreation and greenhouse purposes, to a maximum of 5.5 metres above the maximum permitted **building** height;
- (H) For the purpose of this Exception the term **established grade** is the Canadian Geodetic Datum elevation of 90.0 metres (GVCD 1928 - Pre 1978);
- (I) Despite Regulation 40.10.40.70 the minimum required **building setbacks** for the portion of a **building** or **structure** above the finished ground surface are shown on Diagram 3 of By-law 897-2021;
- (J) Despite Regulations 5.10.40.70(1), 40.5.40.60 and 40.10.40.60 and (I) above, the following elements of a **building** may encroach within a required **building setback**:
  - (i) lighting fixtures, cornices, sills, eaves to a maximum projection of 0.5 metres into a required **building setback**;
  - (ii) elements located at or below a height of 8.0 metres above **established grade**:
    - (a) Canopies and awnings to a maximum projection of 4.5 metres into a required **building setback**;
    - (b) planters, bollards, stairs, railings, safety railings, guards and guardrails, retaining walls, walls, bicycle parking facilities, light standards, lighting fixtures, wheel chair ramps, landscape features and art installations; and
  - (iii) **Structures**, and elements permitted by (G) above;
- (K) The permitted maximum number of **storeys** in a **building** is the numerical value following the letters "ST" on Diagram 3 of By-law 897-2021 and the portion of a **building** used for the purpose of a greenhouse is not a **storey**;
- (L) The permitted maximum **gross floor area** of a **storey** located more than 76.0 metres above **established grade** is 750.0 square metres;
- (M) Despite Clause 40.10.40.50, **amenity space** is only required as follows:
  - (i) a minimum of 2.0 square metres of indoor **amenity space** per **bed-sitting room** and per **dwelling unit** must be provided on the **lot**;
- (N) Despite Clause 200.5.10.1, Table 200.5.10.1 and Section 200.15 a minimum of 3 **parking spaces** must be provided on the **lot** and must comply with the following requirements for an accessible **parking space**:
  - (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 metres wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017;
- (O) Despite Clause 220.5.10.1 a minimum of 3 Type "B" **loading spaces** and a minimum of 3 Type "C" **loading spaces** must be provided on the **lot**;
- (P) Despite Regulation 220.5.1.10, **loading spaces** required by this Exception may be used by **post-secondary school** or **student residence** uses, including uses **ancillary** thereto, which may or may not be located on the **lot**;
- (Q) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1) **bicycle parking spaces** for a **post-secondary school** and a **student residence**, including uses **ancillary** thereto, must be provided as follows:
  - (i) For a **post-secondary school**:
    - (a) the minimum number of short-term **bicycle parking spaces** is 3.0 plus 0.3 **bicycle parking spaces** for each 100 square metres of **interior floor area** used for **post-secondary school** offices and classrooms; and



- (b) the minimum number of long-term **bicycle parking spaces** is 1.0 for each 100 square metres of **interior floor area** used for **post-secondary school** offices and classrooms; and
- (ii) for a **student residence**:
  - (a) the minimum number of short-term **bicycle parking spaces** is 0.01 per **dwelling unit**;
  - (b) the minimum number of short-term **bicycle parking spaces** is 0.01 per **bed sitting-room**;
  - (c) the minimum number of long-term **bicycle parking spaces** is 0.1 per **dwelling unit**; and
  - (d) the minimum number of long-term **bicycle parking spaces** is 0.1 per **bed-sitting room**;
- (R) Despite Regulation 230.5.1.10(9) a required "long-term" **bicycle parking space** may be located below-ground;
- (S) Despite Regulation 230.5.1.10(10), a "long-term" **bicycle parking space** and a "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (T) Regulation 40.10.40.1(1) does not apply with respect to the location of residential use portions of the **building**;
- (U) Regulation 40.10.40.1(2) does not apply with respect to the floor level of the first **storey**;
- (V) Regulations 40.10.90.40(1) and (3) do not apply with respect to access to a **loading space**;
- (W) Regulation 40.10.100.10(1) does not apply with respect to **vehicle** access;
- (X) Regulation 200.5.1.10(12)(C) does not apply with respect to a **vehicle** entrance from the **lot line**;
- (Y) Regulation 230.40.1.20 (2) does not apply with respect to the location of "short-term" **bicycle parking spaces**;
- (Z) Section 600.10 with respect to Building Setback Overlay District Map does not apply;
- (AA) Section 600.20 with respect to Priority Retail Streets Overlay Map does not apply;
- (BB) A **mixed-use building** also includes a **building** with a **student residence** and a non-residential use;
- (CC) The provisions of this Exception respecting the height of any **building** or **structure**, including permitted exceptions, are subject to any further limitations as may be set out in a by-law passed under an agreement pursuant to Section 5.81 of the Aeronautics Act, R.S.C. 1985, c. A-2; and
- (DD) Despite any existing or future severance, partition or division of the lands shown on Diagram 1 of By-law 897-2021, the provisions of this Exception and By-law 569-2013, as amended, apply to the lands as one **lot**, as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of the former City of Toronto By-law 438-86; and
- (B) Section 12(2) 256 of the former City of Toronto By-law 438-86. [ By-law: 897-2021 ]

(308) Exception CR 308

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

Site-Specific Provisions:

- (A) On 938, 940, 942, 944 and 950 King Street West and 95, 97 and 99 Strachan Avenue, if the requirements in Sections (B) to (R), Section 6 and Schedule A of By-law 686-2023(OLT) are complied with, a **mixed-use building** may be constructed and used;
- (B) Despite Regulations 40.10.20.100(45), 150.5.20.1(1), (2), (4), and (6), and 150.5.40.40(1), a **home occupation** within a **dwelling unit**:
  - (i) may have employees in the **dwelling unit** who are not the business operator; and
  - (ii) does not have to be the principal residence of the business operator for the **dwelling unit**;
- (C) Despite Regulation 40.10.40.1(1):
  - (i) all residential use portions of the building must be located above nonresidential use portions of a building, other than:



- (1.) residential lobby access; and
- (2.) dwelling units may be located in the first storey of a building if
  - (a) the dwelling units have direct access to a street which is not a major street on the Policy Areas Overlay Map; and
  - (b) the dwelling units are located to the rear of the nonresidential uses on the first storey; and
- (ii) the following uses may be provided in combination with a dwelling unit on the first storey: office, custom workshop, studio, production studio, performing arts studio, private art gallery, communications and broadcasting establishment, custom workshop, software development and processing, artist studio, and personal service shop;
- (D) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 12,650 square metres, of which:
  - (i) the required minimum gross floor area for non-residential uses is 120 square metres;
- (E) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum of 3.7 square metres for each **dwelling unit** and maintained in accordance with the requirements of Schedule A of By-law 686-2023(OLT) and the following:
  - (i) a minimum of 1.4 square metres for each dwelling unit is indoor amenity space; and
  - (ii) a minimum of 2.3 square metres for each dwelling unit is outdoor amenity space;
- (F) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 15 of the dwelling units must contain three or more bedrooms; and
  - (ii) a minimum of 35 of the dwelling units must contain two bedrooms;
- (G) Despite Regulations 40.5.40.10(1) and (2), the height of the **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 87.19 metres and the highest point of the **building** or **structure**;
- (H) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" on Diagram 3 of By-law 686-2023(OLT);
- (I) Despite (H) above and Clause 40.5.40.10, the following elements, **structures**, equipment, or parts of a **building**, are permitted to project above the permitted maximum height as shown on Diagram 3 of By-law 686-2023(OLT) as follows:
  - (i) lightning rods, antennae, satellite dishes, window washing equipment, stair enclosures, wind screens, awnings, guard rails, railings and dividers, **structures** for open air recreation, pergolas, trellises, screens, stairs, chimneys, vents, terraces and landscape features, to a maximum of 3.0 metres; and
  - (ii) parapets, architectural features and balustrades, to a maximum of 0.5 metres;
- (J) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is 14, excluding the mechanical penthouse and the mezzanine located between the first and second **storeys**;
- (K) Despite Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 686-2023(OLT);
- (L) Despite (K) above, Clause 40.10.40.60 and Regulation 40.5.40.60(1), the following are permitted to encroach into the required **building setbacks** as shown on Diagram 3 of By-law 686-2023(OLT), as follows:
  - (i) parapets, columns and support structures up to a maximum of 1.5 metres;
  - (ii) canopies, light fixtures, awnings, ornamental elements, architectural features, windowsills, planters, guardrails, railings, stairs, wheelchair ramps, vents, screens and landscape features up to a maximum of 1.5 metres; and
  - (iii) balconies up to a maximum of 1.5 metres are only permitted on the north and east facing building walls and there shall be no balcony projections permitted on the south and west facing building walls;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided as follows:



- (i) zero (0) **parking spaces** for the residents of the **building** are required; and
- (ii) a minimum of fourteen (14) **parking spaces** for the shared use of residential visitors and non-residential uses;
- (N) Despite Regulation 200.15.10(1), a minimum of 1 accessible **parking space** must be provided and maintained below ground;
- (O) Despite Regulation 200.15.1(1), an accessible **parking space** must be provided with the following dimensions:
  - (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres; and
  - (iii) a minimum vertical clearance of 2.1 metres;
- (P) Despite Clauses 220.5.10.1 and 40.10.90.1, one Type "G" **loading space** must be provided;
- (Q) Despite Regulation 230.5.1.10(10), short-term and long-term **bicycle parking spaces** may be located in a **stacked bicycle parking space**; and
- (R) Despite Regulation 230.40.1.20(1), **bicycle parking spaces** for a **dwelling unit** may be located in a secured room, enclosure or bicycle locker.

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

[ By-law: 686-2023 (OLT) ]

(309) Exception CR 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) On 698, 700, 702, 704 and 706 Spadina Avenue and 54 Sussex Avenue, if the requirements of Section 5 and Schedule A of By-law 440-2021(LPAT) are complied with, a **building, structure**, addition or enlargement may be constructed in compliance with (B) to (S) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 112.0 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building or structure**, is the numerical value in metres following the symbol "HT", on Diagram 3 of By-law 440-2021(LPAT);
- (D) Despite (C) above, and regulations 40.5.40.10(5), (7) and (8) the following **building** elements and **structures** may exceed the permitted maximum height limits shown on Diagram 3 of By-law 440-2021(LPAT):
  - (i) **landscaping**, elements of a **green roof** and parapet walls up to a maximum of 5.5 metres; and
  - (ii) ladder roof access and garbage chute vent up to a maximum of 6.8 metres;
- (E) Regulation 40.10.40.10(4) with respect to minimum height, does not apply;
- (F) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 3.0 metres;
- (G) Despite regulations 40.10.40.70(2) and (4), and 40.10.40.80(2) and Section 600.10, the required minimum **building setbacks** and minimum distance between **main walls of buildings and structures** must be provided as shown in metres on Diagram 3 of By-law 440-2021(LPAT);
- (H) Despite (G) above and clause 40.10.40.60, the following elements of a **building or structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance, as follows:
  - (i) Decks, porches, terraces, balconies or similar **structures** on the west elevation of the **apartment building**, up to a maximum of 2.0 metres; and
  - (ii) Decorative or screen walls, canopies, awnings or similar **structures**, exterior steps or ramps, bay windows, box windows or other projecting windows, roof overhangs, eaves, architectural features, pilasters, and projecting columns, up to a maximum of 2.1 metres;
- (I) Despite regulation 40.10.40.40(1), the total **gross floor area** for all **buildings and structures** on the lands must not exceed 18,100 square metres of which:



- (i) The maximum **gross floor area** for residential and **student residence** uses must not exceed 17,350 square metres; and
- (ii) The minimum **gross floor area** for non-residential uses is 400 square metres;
- (J) The maximum **gross floor area** of any **storey** located above 24 metres must not exceed 752 square metres;
- (K) For the purpose of this exception, in addition to regulations 40.5.40.40 (3), (5), the **gross floor area** is reduced by the area in the **building** used for electrical rooms, utility rooms, and mechanical and ventilation rooms;
- (L) Despite clause 40.5.40.70, a **building** or **structure** may be no closer than 1.5 metres from the original centreline of the **lane**;
- (M) A maximum of 230 **dwelling units** are permitted in the **student residence** portion of the **mixed use building** and a maximum of 10 **dwelling units** are permitted in the **apartment building**;
- (N) Regulation 40.10.40.1(1) with respect to location of commercial uses in a **mixed use building**, does not apply;
- (O) Despite regulation 40.10.40.50(1), a minimum of 2,000 square metres of indoor **amenity space** and no outdoor **amenity space** must be provided;
- (P) Clause 40.10.50.10 with respect to **landscaping**, does not apply;
- (Q) Despite the parking rates in Table 200.5.10.1 and clauses 200.5.10.1, 200.15.10 and 200.20.10, no **parking spaces** are required for the lands;
- (R) Despite clauses 220.5.10.1 and 220.20.1, a minimum of 1 Type "A" **loading space** must be provided on the lands, which may be accommodated in a shared Type "A/G" **loading space**; and
- (S) Despite clause 230.5.10.1 and Table 230.5.10.1(1), **bicycle parking spaces** must be provided on the lands as follows:
  - (i) a minimum of 238 long-term **bicycle parking spaces**, which may be provided below ground; and
  - (ii) a minimum of 39 short-term **bicycle parking spaces** which may be provided below ground.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 440-2021(LPAT) ]

(310) Exception CR 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) On 250 Wincott Drive and 4620 Eglinton Avenue West, as shown on Diagram 1, if the requirements of Section 7 and Schedule A of By-law 834-2021 are complied with, a **building** or **structure** may be erected or used in compliance with (B) through (BB) below;
- (B) Regulation 40.10.30.40(1) shall not apply;
- (C) Despite Regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 65,300 square metres, provided:
  - (i) the residential **gross floor area** must not exceed 53,800 square metres;
  - (ii) the new non-residential **gross floor area**, exclusive of the community space required in (iv) below, shall be a minimum of 3,500 square metres;
  - (iii) the retained non-residential **gross floor area** located in Building D as shown on Diagram 4 of By-law 834-2021 shall be a minimum of 3,950 square metres;
  - (iv) a minimum of 465 square metres of community space must be provided on the **first floor** of Building B as shown on Diagram 4 of By-law 834-2021; and
  - (v) for the purposes of this exception community space means exclusive space for the City and/or non-profit service providers to operate local community service programs such as, but not limited to, recreation, employment training, settlement services, arts and cultural activities and other community service programs for local residents;
- (D) The total number of **dwelling units** must not exceed 587, subject to the following:



- (i) a minimum of 35 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms, of which 15 percent of all **dwelling units** must achieve a minimum unit size of 87 square metres; and
  - (ii) a minimum of 17 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms, for which 10 percent of all **dwelling units** must achieve a minimum unit size of 101 square metres;
- (E) Despite Regulations 40.5.40.10(1) and (2), the height of each portion of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum elevation of 160.0 metres and the highest point of the **building** or **structure**;
- (F) Despite Regulation 40.10.40.10(3), the permitted maximum height and number of **storeys** of any **building** or **structure** is specified by the numbers following the HT and ST symbols as shown on Diagram 4 of By-law 834-2021;
- (G) Despite Regulations 40.5.40.10(4), (6) and (8)(A), and (F) above, the following elements of a **building** or **structure** may project above the permitted maximum height as shown on Diagram 4 of By-law 834-2021:
  - (i) equipment and **structures** used for the functional operation of the **building**, such as electrical, utility, mechanical, ventilation, maintenance, safety and **green roof** purposes, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, elevator machine rooms, chimneys, stacks, vents and water supply facilities, and related **structural** elements that enclose, screen or cover such equipment and **structures**, as well as areas dedicated for indoor **amenity space** and associated elevator lobbies/entrances may project above the permitted maximum heights shown on Diagram 4 to a maximum of 6.0 metres;
  - (ii) wind, noise or privacy screens or other unenclosed structures/mitigation measures, balustrades, railings and dividers, pergolas, trellises, eaves, privacy screens, skylights, access hatches, window washing equipment, lightning rods, terraces, and **landscaping** elements and structures located on the roof used for outside or open air recreation may project above the permitted maximum heights shown on Diagram 4 to a maximum of 3.0 metres;
  - (iii) architectural features and screens, parapets, railings, dividers, terrace or balcony guards, window sills, light fixtures, scuppers, fall-arrest systems, roof assemblies, roof drainage, insulation and **building** envelope membranes, decking, pavers, bollards, and built-in planter boxes may project above the permitted maximum heights shown on Diagram 4 to a maximum of 1.5 metres;
  - (iv) the indoor **amenity space** for Buildings B and C may be permitted at the same level of the mechanical penthouse, provided that the indoor **amenity space** projection does not exceed 6.0 metres in height and the size does not exceed 285.0 square metres for Building B and 145.0 square metres for Building C;
- (H) Despite Regulations 40.5.40.10(5)(A), the total area of all equipment, **structures**, or parts of a **building** exceeding the permitted maximum height for a **building** as permitted in (G) above, may cover no more than the following, measured horizontally:
  - (i) 55 percent of the area of the roof for Building A as identified on Diagram 4 of By-law 834-2021;
  - (ii) 68 percent of the area of the roof for Building B as identified on Diagram 4 of By-law 834-2021; and
  - (iii) 52 percent of the area of the roof for Building C as identified on Diagram 4 of By-law 834-2021;
- (I) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, including the mezzanine level, is 4.5 metres;
- (J) Despite (I) above, the required minimum height of the first **storey** of Building D as shown on Diagram 4 of By-law 834-2021 is 3.5 metres;
- (K) Despite Regulations 40.10.40.70 (3)(A), (B), (C) and (4), the required minimum **building setbacks** in metres are as shown in metres on Diagram 4 of By-law 834-2021;
- (L) Despite (K) above, Regulations 40.10.40.60(1) to (5), and 40.5.40.60(1), the following **building** elements may encroach into a required minimum **building setback**:
  - (i) canopies, awnings, and signage to a maximum of 3.0 metres;
  - (ii) light fixtures, fences and safety railings, ornamental elements, ventilation shafts, mechanical equipment, guardrails, balconies, balcony dividers, bollards, wheelchair ramps or other



- elevating devices, stairs, stair enclosures, site servicing features, window washing equipment, screening, fences, pergolas, trellises, and landscape elements and features to a maximum of 2.0 metres;
- (iii) eaves, cornices, roof overhangs, windowsills, pilasters, chimney breasts, bay windows, columns and other minor architectural projections to a maximum of 1.0 metre;
  - (iv) cladding to a maximum of 0.25 metres; and
  - (v) **structures** used for the ventilation of an underground parking facility;
- (M) Despite (K) above, for Building B as shown on Diagram 4 of By-law 834-2021, a minimum **building setback** for the first **storey** of 5.0 metres from the public **park** located within the shaded area shown on Diagram 4 of By-law 834-2021 must be provided;
- (N) Despite (F), (G), (K) and (L) above, no portion of the area of Building C identified on Diagram 5 of By-law 834-2021, including any permitted projections or encroachments, may penetrate a 45 degree **angular plane** projected westward over the **lot** from a point located 20.1 metres to the east of the **lot** at the Canadian Geodetic Datum elevation of 160.2 metres, as shown on Diagram 5 of By-law 834-2021;
- (O) In addition to (N) above, for the portion of the area of Building C identified on Diagram 5 of By-law 834-2021, projections permitted by (G)(i) above, with the exception of elevator shafts and elevator machine rooms and their enclosures and corridors providing access thereto, must be set back a minimum of 6.0 metres from the easterly **main wall** of the levels below;
- (P) Despite (K) above, additional **building** setbacks in metres as shown on Diagram 6 of By-law 834-2021 are required for the base building transition levels located as follows:
- (i) first **storey** located wholly above the Canadian Geodetic Datum elevation of 174 metres, 4th **storey**, within Building A as identified on Diagram 4 of By-law 834-2021;
  - (ii) the first **storey** located wholly above the Canadian Geodetic Datum elevation of 167 metres, 2nd **storey**, within Building B as identified on Diagram 4 of By-law 834-2021; and
  - (iii) the first **storey** located wholly above the Canadian Geodetic Datum elevation of 174 metres, 3rd **storey**, within Building C as identified on Diagram 4 of By-law 834-2021;
- (Q) Despite (L)(ii) above, balconies are not permitted to encroach into the required minimum **building setbacks** along the east **building** elevation of Building B as identified on Diagram 4 of By-law 834-2021 and the north and west building elevations of Building C as identified on Diagram 4 of By-law 834-2021. Balconies that are inset into these **building** facades are permitted;
- (R) Despite (L)(ii) above, along the west, north and south **building** elevations of Building B as identified on Diagram 4 of By-law 834-2021 and the south and east elevations of Building C as identified on Diagram 4 of By-law 834-2021, a maximum of 50 percent of balconies are to be inset balconies and are not permitted to encroach into the required minimum **building setbacks**;
- (S) For Building A as identified on Diagram 4 of By-law 834-2021, the maximum area of the tower floor plate area, as measured from the exterior of the **main walls** on each storey located wholly above the Canadian Geodetic Datum elevation of 174 metres, is 750 square metres;
- (T) Despite Regulation 200.5.10.1, required **parking spaces** for residential visitors and non-residential uses may be shared in a common location;
- (U) Despite Regulation 40.10.40.1(1), residential lobby access in any **mixed use building** and **dwelling units** in Building A, as identified on Diagram 4 of By-law 834-2021, may be located in the first **storey**;
- (V) Despite Regulation 40.10.40.1(2), pedestrian entrances for any non-residential use on the first **storey** of a **building** must be level with the private sidewalk closest to the entrance or accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (W) Despite Regulation 40.10.40.1(6), pedestrian access for the **lot** consisting of private sidewalks connecting to public sidewalks, may be located within 12.0 metres of a lot in the Residential or Residential Apartment Zone category;
- (X) Despite Regulation 40.10.40.50(1), residential **amenity space** must be provided in accordance with the following:
- (i) A minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit** on the **lot**;
  - (ii) A minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit** on the **lot**; and



- (iii) At least 40.0 square metres of outdoor **amenity space** is provided in a location adjoining or directly accessible to the indoor **amenity space**;
- (Y) Despite Regulation 40.10.50.10(1)(B), a minimum 3.0 metre wide strip of **landscaping**, which may include air intake and exhaust shafts, must be provided between any **lot line** that abuts a **street** and those portions of a **main wall**;
- (Z) Despite Regulation 40.10.50.10(3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** must be provided along the north **lot line**;
- (AA) Despite Regulation 40.10.80.20(1), **parking spaces** that are not in a **building** or **structure** may be set back 0.0 metres from the west **lot line**;
- (BB) Despite Clauses 220.5.10.1, **loading spaces** must be provided in accordance with the following minimum requirements:
  - (i) For Building A as shown on Diagram 4 of By-law 834-2021, 1 Type "G" **loading space** is required;
  - (ii) For Building B as shown on Diagram 4 of By-law 834-2021, 1 Type "G" **loading space** is required; and
  - (iii) For Building C as shown on Diagram 4 of By-law 834-2021, 1 Type "A" **loading space**, 2 Type "B" **loading spaces** and 1 Type "G" **loading space** are required;
- (CC) Despite Regulation 220.5.10.1(1), no **loading spaces** are required for the retained non-residential **gross floor area** located in Building D, as identified on Diagram 4 of By-law 834-2021, permitted in (C)(iii) above;
- (DD) A private right-of-way with a width of 8.5 metres, as identified as the Private Road on Diagram 4 of By-law 834-2021, must be provided and located as shown on Diagram 4 of By-law 834-2021;
- (EE) A privately-owned publicly-accessible open space with a minimum area of 659 square metres must be provided and located within the hatched area shown on Diagram 4 of By-law 834-2021; and
- (FF) A public **park** with a minimum area of 1,700 square metres must be provided and located within the shaded area shown on Diagram 4 of By-law 834-2021.

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

[ By-law: 834-2021 ]

(311) Exception CR 311

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

Site Specific Provisions:

- (A) On 244, 250, 254, 258, 260 and 262 Church Street, if the requirements of Section 6 and Schedule A of By-law 518-2021 are complied with, a **mixed-use building** may be constructed in compliance with (B) to (Z) below;
- (B) The **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 518-2021;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 89.60 metres (CGVD1928:pre 1978) and the highest point of the **building** or **structure**;
- (D) Despite regulations 40.10.40.10(1) and 40.5.40.10(4) and (5), the height of the **building** or **structure**, including a mechanical penthouse containing equipment and **structures** used for the functional operation of the **building**, must not exceed the height as specified in metres by the numbers following the symbol "HT" on Diagram 3 and within the coordinates identified on Diagram 4 of By-law 518-2021 with the exception of the following:
  - (i) lightning rods, window washing equipment, stair enclosures, elevator overruns, parapets, **green roof** and architectural features, may project above the height limits to a maximum of 2.9 metres;
  - (a) Despite (i), in areas of the building beneath the Obstacle Limitation Surfaces as defined in By-law 1432-2017 and depicted in the hatched area in Diagram 4, lightning rods, window washing equipment, stair enclosures, elevator overruns, parapets, **green roof** and architectural features, may not project above the height limit of 166.10 metres;



- (ii) trellises, pergolas, railings, cornices, lighting fixtures, ornamental elements, planters, **landscaping**, partitions dividing outdoor **amenity spaces**, guard rails, wheelchair ramps, fences, screens, furniture, and elements or **structures** providing safety or wind protection to rooftop **amenity space**, may project above the height limits to a maximum of 2.9 metres;
    - (a) Despite (ii), in areas of the **building** beneath the Obstacle Limitation Surfaces as defined in By-law 1432-2017 and depicted in the hatched area in Diagram 4, trellises, pergolas, railings, cornices, lighting fixtures, ornamental elements, planters, **landscaping**, partitions dividing outdoor **amenity spaces**, guard rails, wheelchair ramps, fences, screens, furniture, and elements or **structures** providing safety or wind protection to rooftop **amenity space**, may not project above the height limit of 166.10 metres;
- (E) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is 52, excluding the mechanical penthouse;
- (F) Despite regulation 40.10.40.40 (1), the permitted maximum **gross floor area** on the lands must not exceed 37,800 square metres, of which:
  - (i) A maximum of 37,485 square metres may be used for residential uses; and
  - (ii) A minimum of 315 square metres may be used for retail uses;
- (G) Despite regulation 40.5.40.40(3) the **gross floor area** of a **mixed-use** building excludes areas used for:
  - (i) alternative housing up to a maximum of 2,750 square metres;
  - (ii) all open to below areas;
  - (iii) hallways and elevator vestibules below ground; and
  - (iv) electrical, utility, mechanical and ventilation rooms on any level of the **building**;
- (H) Despite regulations 40.10.40.50 (1) and (2), amenity must be provided in accordance with the following:
  - (i) a minimum of 2.0 square metres of indoor **amenity spaces** per **dwelling unit** must be provided;
  - (ii) a minimum of 1.2 square metres of outdoor **amenity space** per **dwelling unit** must be provided;
  - (iii) **amenity space** may include guest suites that do not exceed an aggregate **gross floor area** of 100.0 square metres;
  - (iv) guest suites and alternative housing do not constitute **dwelling units** for purposes of this exception; and
  - (v) a minimum of 35 square metres of indoor **amenity spaces** must be provided for alternative housing use;
- (I) Despite regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown on Diagram 3 of By-law 518-2021;
- (J) Despite regulation 40.5.40.60(1) and Clause 40.10.40.60, the following are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 518-2021:
  - (i) Canopies, site servicing features, balconies, lighting fixtures, awnings, ornamental elements, architectural features, window sills, planters, guardrails, railings, stairs, wheel chair ramps, vents, screens, and landscape features, may encroach up to a maximum of 2 metres;
    - (a) Despite (i) above, no encroachments are allowed above Canadian Geodetic Datum elevation of 250.0 metres (CGVD1928:pre 1978).
- (K) Despite regulation (J) above, no encroachments into the **building setbacks** are allowed on the portion of the site that is directly adjacent to 91 Dundas Street East as of the date of passing of By-law 518-2021;
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for the **mixed-use** building must be provided and maintained on the lands in accordance with the following:
  - (i) a minimum of 0.10 **parking spaces** per **dwelling unit** must be provided and maintained for the use of residents;



- (ii) a minimum of 12 **parking spaces** must be provided for retail/visitors;
  - (iii) the required **parking spaces** for retail/visitors may be provided within a **public parking** facility on the **lot**; and
  - (iv) no **parking spaces** are required for alternative housing uses;
- (M) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 11 **parking spaces** may be obstructed on one or two sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (N) Despite regulations 200.15.1.5(1) and 200.15.1(4), the nearest point of an accessible **parking space** must be located no more than 10.0 metres, from the nearest point of a barrier-free elevator that provides access to the first **storey** of the **building**;
- (O) Despite regulation 220.5.10.1(2), one Type "G" **loading space** must be provided and maintained on the lands;
- (P) Despite regulations 230.5.1.10(4) and (10), **bicycle parking spaces** must be provided and maintained in accordance with the following:
- (i) both long-term and short-term **bicycle parking spaces** may be provided in a **stacked bicycle parking space**;
  - (ii) short-term **bicycle parking spaces** may be located indoors or outdoors in an enclosed or secured room or enclosure;
  - (iii) if a **stacked bicycle parking space** located in a parking level down to and including parking level P2, is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.35 metres; and
  - (iv) a **stacked bicycle parking space** may be located adjacent to and within 0.3 metres of a **parking space** in parking levels down to and including parking level P2 provided that the vertically-positioned **bicycle parking space** does not encroach into the **parking space** and such **parking space** is not considered to be obstructed in accordance with regulation 200.5.1.10(2)(D) provided that no portion of the adjacent **stacked bicycle parking space** exceeds a horizontal clearance from the wall of 1.2 metres;
- (Q) Regulation 230.5.1.10(9) with respect to the location of long term **bicycle parking spaces** does not apply;
- (R) Regulation 230.40.1.20(2) with respect to the location of short term **bicycle parking spaces** does not apply;
- (S) Section 600.10 with respect to Building Setback Overlay District "A", does not apply;
- (T) Despite clauses 40.5.40.70, 40.10.40.70, and 40.10.40.80, the required minimum **building setbacks** and minimum distance between **main walls** are shown in metres on Diagram 3 of By-law 518-2021;
- (U) Regulation 40.10.40.1(2) with respect to Commercial Uses – Location and First Floor Elevation shall not apply;
- (V) Regulation 40.10.40.10 with respect to Minimum height of first **storey** shall not apply;
- (W) Regulation 40.10.100.10(1) with respect to **Vehicle** Access shall not apply;
- (X) Despite 40.5.1.10(3)(A)(ii), for the purposes of this by-law, the following definition shall apply:
- (i) Alternative Housing means **dwelling units** and **ancillary** spaces operated by a **non-profit organization** providing living accommodation;
- (Y) Despite regulation (X), Alternative Housing shall be located on the ground floor, mezzanine and second floor of the new **building** authorized by this by-law and within the lands municipally known as 244 Church Street as of the date of passing of By-law 518-2021; and
- (Z) The provisions of this By-law respecting the height of any **building** or **structure**, including permitted exceptions, are subject to any further limitations as may be set out in a by-law passed under an agreement pursuant to Section 5.81 of the Aeronautics Act, R.S.C. 1985, c A-2.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 518-2021 Enacted ]

(312) Exception CR 312



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

Site Specific Provisions:

- (A) On 968 O'Connor Drive, a mixed use **building** may be erected or constructed in compliance with regulations (B) to (W) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 126.26 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulations 40.5.40.10(3)-(7) and 40.10.40.10(3), the permitted maximum height of the **mixed use building** is the height in metres specified by the number following the "HT" symbol as shown on Diagram 2 attached to and forming part of By-law 346-2021, which includes equipment and **structures** used for the functional operation of the **building** and the screening of these equipment and **structures**;
- (D) Despite (C) above, the following may project above the permitted maximum heights shown on Diagram 2 attached to and forming part of By-law 346-2021:
  - (i) Parapets, cornices, roof drainage, lightning rods, elements of a **green roof**, insulation and roof surface materials, and underground garage ramps and associated **structures**, to a maximum additional height of 0.75 metres;
  - (ii) Guard rails, **landscaping**, planters, flues, eaves and vents, to a maximum additional height of 1.5 metres;
  - (iii) Railing and dividers, pergolas, trellises, window washing equipment, awnings, generator, light fixtures, screens, safety or wind protectors, roof access hatch or stair, elements or **structures** used for outside open air recreation, cooling and ventilating equipment and structures used for safety, to a maximum additional height of 3.0 metres;
  - (iv) Mechanical penthouse, to a maximum additional height of 3.6 metres; and
  - (v) Parapets, roof assembly, flues, vents, insulation, and roof surface materials, to a maximum additional height of 1.5 metres above the mechanical penthouse;
- (E) Equipment, **structures** or parts of the **mixed use building** exceeding the permitted maximum height for a **building**, as permitted by (D) above, must comply with the following:
  - (i) the total area of all equipment, **structures**, or parts of a **building** may cover no more than 30 percentage of the area of the roof, measured horizontally; and
  - (ii) if any equipment, **structures**, or parts of a **building** are located within 6.0 metres of a **lot line** abutting a **street**, their total horizontal dimension, measured parallel to the **street**, may not exceed 20 percentage of the width of the **building's main walls** facing that **street**;
- (F) Despite regulation 40.10.40.10(1), all residential use portions of the **mixed use building** must be located above non-residential use portions of the building, other than:
  - (i) residential lobby access;
  - (ii) residential **amenity space**; and
  - (iii) on a **corner lot**, **dwelling units** may be located in the first **storey** of a **building** if:
    - (a) the **dwelling units** have direct access to a **street** which is not a major **street** on the Policy Areas Overlay Map; and
    - (b) the **dwelling units** are located to the rear of the non-residential uses on the first **storey**;
- (G) Despite regulation 40.10.40.10(5), the minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.73 metres, provided that the minimum height of the first **storey** fronting onto O'Connor Drive is 4.5 metres;
- (H) Despite regulation 40.10.40.40(1), the total **gross floor area** must not exceed 9,750 square metres, provided:
  - (i) At least 360 square metres of non-residential uses shall be provided and the permitted maximum non-residential **gross floor area** is 450 square metres; and
  - (ii) The permitted maximum residential **gross floor area** is 9,300 square metres;
- (I) The permitted maximum number of **dwelling units** is 126, provided further that:



- (i) a minimum of 25 percent of all **dwelling units** must be two-bedroom **dwelling units**;
  - (ii) a minimum of 10 percent of all **dwelling units** must be three-or-more bedroom **dwelling units**;
  - and
  - (iii) if the calculation of the number of required **dwelling units** pursuant to (I)(i) and (I)(ii) above results in a number with a fraction, the number is rounded down to the nearest whole number;
- (J) Despite regulations 40.10.40.60, 40.10.40.70(3), and 40.10.40.80(2), the portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 2 attached to and forming part of By-law 346-2021;
- (K) Despite (J) above, the following may horizontally encroach beyond the areas delineated by heavy lines on Diagram 2 attached to and forming part of By-law 346-2021:
  - (i) A pilaster, decorative column, cornice, sill, belt course or other similar architectural feature, to a maximum of 0.6 metres, if the architectural feature is no closer to a lot line than 0.3 metres;
  - (ii) Parapets, landscape features, elements required for the functional operation of a **building**, cornices, lighting fixtures, ornamental elements, parapets, thermal insulation, eaves, window sills, planters, ventilation shafts, railings, stairs, stair enclosures, wheelchair ramps, screens, site servicing features, awnings and canopies and gas manifolds, to a maximum of 1.0 metre;
  - (iii) Guardrails and screens, to a maximum of 2.0 metres; and
  - (iv) Balconies, to a maximum of 2.0 metres beyond the north side **main wall**, provided they do not collectively occupy more than 50 percentage of the width of the north side **main wall**;
- (L) Despite the permitted projections and encroachments in (D) and (K) above, permitted projections and encroachments may not penetrate into an **angular plane** projected towards the **rear lot line** beginning from a height of 21.6 metres measured from the **front lot line**;
- (M) Despite regulation 40.10.40.50(1), **amenity space** shall be provided in accordance with the following:
  - (i) a minimum of 2.0 square metres per **dwelling unit** must be provided as indoor **amenity space**; and
  - (ii) the greater of 192 square metres and the amount equal to 1.5 square metres per **dwelling unit** must be provided as outdoor **amenity space**;
- (N) Despite regulations 40.10.50.10(2) and 40.10.50.10(3), where the lands subject to By-law 346-2021 abut a **lot** in the Residential Zone category:
  - (i) no fence is required along the part of the **lot line** abutting a **lot** in the Residential Zone category; and
  - (ii) no **soft landscaping** is required along the part of the **lot line** abutting the **lot** in the Residential Zone category;
- (O) Despite regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** for the **mixed use building** must be provided and maintained in accordance with the following:
  - (i) A minimum of 0.65 **parking spaces** for each **dwelling unit**;
  - (ii) A minimum of 0.11 **parking spaces** for each **dwelling unit** shall be provided for visitors to the residential portions of the **mixed use building** and for the non-residential uses; and
  - (iii) 2 car share parking spaces shall be provided;
- (P) Despite regulation 200.5.1.10(2), a maximum of 5 **parking spaces** that are obstructed on one or two sides may be provided with a minimum width of 2.6 metres;
- (Q) Despite regulation 40.5.80.1(1), a **parking space** must be on the same **lot** as the use for which the **parking space** is required;
- (R) Despite regulation 40.5.80.10(1), a **parking space** required by By-law 346-2021 for a use in the Commercial Residential Zone category must be available for the use for which it is required;
- (S) Despite regulation 200.15.1(1), an accessible **parking space** shall have a minimum length of 5.6 metres, a minimum width of 3.9 metres and a vertical clearance of 2.1 metres;
- (T) Despite regulation 230.5.1.10(4)(A):
  - (i) a "long-term" **bicycle parking space** shall have a minimum length of 1.8 metres, a minimum width of 0.45 metres and a minimum vertical clearance from the ground of 1.45 metres; and



- (ii) a "short-term" **bicycle parking space** shall have a minimum length of 1.8 metres, a minimum width of 0.26 metres, and a minimum vertical clearance from the ground of 1.9 metres.
- (U) Despite regulation 230.5.1.10(4)(C), a "long-term" **bicycle parking space** in a **stacked bicycle parking space** shall have a minimum vertical clearance of 1.1 metres;
- (V) Despite regulation 230.5.1.10(9), the required "long-term" **bicycle parking spaces** for a **dwelling unit** in a **mixed use building** may be located on levels of the **building** below ground; and
- (W) For the purposes of this exception, the following terms have the following meanings:
  - (i) Car-share vehicle shall mean a 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
  - (ii) Car-share parking space shall mean a parking space used exclusively for the parking of a car-share vehicle.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 346-2021 ]

(313) Exception CR 313

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

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

- (A) Section 8.A.13, former Borough of East York zoning by-law 6752.

(314) Exception CR 314

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

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

- (A) Section 8.A.17, former Borough of East York zoning by-law 6752.

(315) Exception CR 315

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

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

- (A) Section 8.A.19, former Borough of East York zoning by-law 6752.

(316) Exception CR 316

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

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

- (A) Section 8.A.22, former Borough of East York zoning by-law 6752.

(317) Exception CR 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) On 1306-1310 The Queensway, as shown on Diagram 1 of By-law 199-2022, if the requirements of Section 14 and Schedule A of By-law 199-2022 are complied with, **buildings** or **structures** may be constructed, used or enlarged in compliance with Sections (B) to (Y) below;



- (B) Despite Clause 40.10.30.40 the maximum permitted **lot coverage** is 62 percent;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 113.1 metres and the elevation of the highest point of the **building** or **structure** on Diagram 6 of By-law 199-2022;
- (D) Despite regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol "HT" on Diagram 6 of By-law 199-2022;
- (E) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in any portion of a **mixed use building** is the numerical value followed by the letters "ST" as shown on Diagram 6 of By-law 199-2022;
- (F) Despite (E) above, and regulations 40.5.40.10 (4), (5), (6), (7) and (8), 40.5.75.1(2)(A)(ii), and 40.10.40.60(9), the following elements of a **building** may project above the permitted maximum **building** heights shown on Diagram 6 of By-law 199-2022:
  - (i) **structures** and elements related to outdoor flooring and roofing assembly, safety railings, guard rails, railings, parapets, terraces, planters, balustrades, bollards, stairs, retaining walls, and ornamental or architectural features to a maximum of 2.0 metres;
  - (ii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material to a maximum of 2.0 metres;
  - (iii) acoustical barriers, landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures, and fences to a maximum of 2.75 metres;
  - (iv) cabanas and trellises may project above the height limits to a maximum of 3.0 metres;
  - (v) any equipment or **structures** used for the functional operation of the **building**, including mechanical penthouse, mechanical elements, garbage chutes, vents, emergency generators, lighting fixtures, mechanical screening, and heating/cooling towers may project above the height limits to a maximum of 6.0 metres;
  - (vi) window washing equipment, lightning rods, wind mitigation features, and elevator overruns may project above the height limits to a maximum of 8.0 metres; and
  - (vii) photovoltaic **solar energy** devices and sunlight collection and distribution devices (sun beamers) may project above the height limits to a maximum of 5.0 metres;
- (G) In addition to the **building** elements listed in regulations 40.5.40.40(3) and (5), the **gross floor area** of a **mixed use building** is also reduced by the areas in a **building** used for:
  - (i) parking, inclusive of ramps and aisles below-ground;
  - (ii) hallways and elevator vestibules below-ground; and
  - (iii) electrical, utility, mechanical and ventilation rooms on any level of the **building**;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 68,000 square metres, where:
  - (i) the permitted maximum **gross floor area** for residential uses is 66,500 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,500 square metres; and
  - (iii) any storey of Tower A and B above a height of 27 metres must not have a **gross floor area** exceeding 750 square metres;
- (I) A minimum of 20 percent of the **dwelling units** on the entire **lot** must be two bedrooms;
- (J) A minimum of 10 percent of the **dwelling units** on the entire **lot** must be three bedrooms;
- (K) Despite Regulation 40.10.40.1(1), residential use portions of a **mixed use building** may be located on the same level as non-residential use portions;
- (L) Despite Regulations 40.10.40.70(3) and 40.10.40.80(2), the required minimum **building setbacks** and above-ground separation distance between **main walls** are as shown on Diagram 6 of By-law 199-2022;
- (M) Despite Regulations 40.10.40.60(1) to (9), and (L) above, the following encroachments are permitted into the required minimum **building setbacks**, **angular planes** and above-ground separation distance between **main walls** on Diagram 6 of By-law 199-2022:
  - (i) balconies may encroach to a maximum of 2.0 metres;



- (ii) wind mitigation features including canopies and awnings may encroach to a maximum of 3.0 metres;
  - (iii) cladding, photovoltaic **solar energy** devices, building cornices, lighting fixtures, ornamental elements, parapets, guardrails, balustrades, bollards, railing, eaves, window sills, stairs, stair enclosures, wheelchair ramps, air intakes and vents, ventilating equipment, landscape and **green roof** elements, partitions dividing outdoor recreation areas, privacy screens, acoustical walls, chimney stack, and exhaust flues, underground garage ramps and associated **structures** may encroach to a maximum of 2.5 metres;
- (N) Despite Regulation 40.10.40.60(9), no portion of a **building**, excluding those features listed in (F) and (M) above, may penetrate a 45-degree **angular plane** projected over the **lot**, starting at a line along a **lot line** of any **lot** in the O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category on the date of the passing of By-law 199-2022, at the average elevation of ground of such **lot line**;
- (O) Regulation 40.10.50.10(1)(B)(i) regarding **landscaping** does not apply;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) **parking spaces** for residents must be provided in accordance with the following minimum rates:
    - (a) 0.75 **parking spaces** per **dwelling unit** for residents of the **mixed-use buildings**;
    - (b) 0.15 **parking spaces** for each **dwelling unit** for residential visitors to the **mixed-use buildings**;
    - (c) 0 **parking spaces** are required for non-residential uses portion of the **mixed-use buildings**; and
    - (d) **Parking spaces** for residential visitors and non-residential uses on the **lot** may be shared;
- (Q) Despite (P) above, the minimum number of resident **parking spaces** required may be reduced by 4 **parking spaces** for each "car share parking space" provided, up to a maximum of 1 "car-share parking space" per 60 **dwelling units**. For the purpose of this By-law:
- (i) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a for-profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and such car-share motor vehicles are made available to at least the occupants of the building; and
  - (ii) "car-share parking space" means a **parking space** that is reserved and actively used for car-share purposes;
- (R) Equipment for the charging of an "electric vehicle" is permitted to be located within a **parking space**. For the purposes of this By-law:
- (i) "electric vehicle" means a battery electric vehicle that runs on a battery and an electric drive train, or plug-in hybrid electric vehicle that runs on a battery and an electric drivetrain, and also uses an internal combustion engine;
- (S) Despite Regulation 200.15.1 (1) and (3), accessible **parking spaces** must be provided on the **lot** as follows:
- (i) accessible **parking spaces** 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; and
  - (ii) the entire length of an accessible **parking space** must be adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path;
- (T) Despite Regulation 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** in accordance with the following minimum amounts:



- (i) one (1) Type "G" **loading space** and one (1) Type "B" **loading space** must be provided;
- (U) Despite Regulation 230.5.10.1 and Table 230.5.10.1(1), **bicycle parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) at least 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) at least 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (iii) no **bicycle parking spaces** are required for non-residential uses with the exception of office uses which require:
    - (a) at least 0.13 **bicycle parking spaces** per 100 square metres of office **gross floor area** shall be provided as "long term" **bicycle parking spaces**; and
    - (b) at least 3 **bicycle parking spaces** plus 0.15 **bicycle parking spaces** per 100 square metres of office **gross floor area** shall be provided as "short-term" **bicycle parking spaces**;
- (V) Despite Regulation 230.5.1.10(7), no shower and change facilities are required;
- (W) Despite Regulation 230.5.1.10(9), long-term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be located above or below ground in the **building**;
- (X) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** or for non-residential uses may be provided in any combination of vertical, horizontal or stacked positions; and
- (Y) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**, with the grade not exceeding a 2 percent slope and may be located in a secured room or an unsecured room.

Prevailing By-laws and Prevailing Sections: [ By-law: 199-2022 ]

(318) Exception CR 318

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

Site Specific Provisions:

- (A) Despite Article 40.10.20, a **vehicle fuel station, vehicle dealership, vehicle service shop and entertainment place of assembly** are not permitted uses;
- (B) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. E. is the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
- (D) A minimum of 20 **parking spaces** are required for an **eating establishment**.

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

(319) Exception CR 319

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) the greater of 16.5 metres from the centre line of Brimley Rd. or 3.0 metres from a **lot line** abutting Brimley Rd.

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

(320) Exception CR 320



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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. E. is the greater of 16.5 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.

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

(321) Exception CR 321

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

Site Specific Provisions:

- (A) Despite Article 40.10.20, a **vehicle fuel station, vehicle dealership, vehicle service shop and entertainment place of assembly** are not permitted uses;
- (B) The maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) 3.0 metres from the **lot line** abutting any other **street**.

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

(322) Exception CR 322

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) 3.0 metres from the **lot line** abutting any other **street**.

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

(323) Exception CR 323

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the original centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) the greater of 16.5 metres from the original centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; and
- (C) The minimum **building setback** from the **rear lot line** is 7.5 metres.

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

(324) Exception CR 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) On lands municipally known as 3-11 Scollard Street and 874-878 Yonge Street in the year 2020, if the requirements of Section 5. and Schedule A of By-law 697-2021(OLT) are complied with, **buildings** and **structures** may be constructed, enlarged, or used on the lands identified on Diagram 1 of By-law 697-2021(OLT) in compliance with (B) to (W) below;
- (B) Despite regulation 40.10.40.40(1), the permitted maximum total **gross floor area** of the **building** is 20,600 square metres, of which a minimum of 70 square metres must be available for non-residential uses;
- (C) In addition to the provisions of regulation 40.5.40.40(3) and for the purposes of regulation 200.5.1.10(11), the **gross floor area** of a **mixed use building** is also reduced by:
  - (i) Below finished ground level, the area occupied by any **main walls** and interior **building walls**;
- (D) Despite regulation 40.10.40.1(1), **dwelling units** must be located above the first **storey** of a **building**;
- (E) Despite regulations 40.10.40.70(1) and 600.10.10, the required minimum **building setbacks** above finished ground are shown on Diagrams 3A and 3B of By-law 697-2021(OLT);
- (F) Despite regulations 5.10.40.70(1) and (2), 40.5.40.70(1), clause 40.10.40.60 and (E) above, the following encroachments are permitted into the required minimum **building setbacks** shown on Diagrams 3A and 3B of By-law 697-2021(OLT):
  - (i) Lighting fixtures, excluding air craft warning lights, cornices, sills, eaves, architectural or ornamental features, structural elements including columns and structural slabs, to a maximum of 0.5 metres into a required **building setback**, provided such encroachments are no higher than the roof of that portion of the **building** to which such encroachments are attached;
  - (ii) Canopies or awnings, including supporting **structures**, to a maximum of 1.5 metres into a required **building setback**, provided the height of such encroachments is no more than 4.0 metres above ground;
  - (iii) planters, retaining walls, bollards, gas meters, wheel chair ramps, public art, guardrails, railings, and landscape features, provided the height of such encroachments is no more than 2.0 metres above ground; and
  - (iv) **Structures** and elements permitted by (J) below, to a maximum projection of 7.4 metres into a required **building setback**;
- (G) Balconies are permitted provided such balconies comply with the minimum **building setbacks** shown on Diagrams 3A and 3B of By-law 697-2021(OLT), subject to encroachments permitted in (F) above;
- (H) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 116.0 metres and the highest point of the **building** or **structure**;
- (I) Despite regulation 40.10.40.10(1), no portion of a **building** or **structure** erected on the lands above ground may exceed the maximum permitted **building** heights in metres specified by the numbers following the HT symbol as shown on Diagrams 3A and 3B of By-law 697-2021(OLT);
- (J) Despite Regulations 40.5.40.10(3), (4), (5), (6), (7), and (8) and (I) above, the following may project above the permitted maximum **building** heights shown on Diagrams 3A and 3B of By-law 697-2021(OLT):
  - (i) elements of a **green roof** and parapets to a maximum of 2.0 metres above the maximum permitted **building** height;
  - (ii) window washing equipment to a maximum of 2.5 metres above the maximum permitted **building** height;
  - (iii) Elements or structures on any portion of a roof used for outside or open air recreation, including required residential **amenity space**, terraces, screens, to a maximum of 3.0 metres above the maximum permitted **building** height;
  - (iv) chimneys, vents, air craft warning lights, stacks and **structures** for wind protection; and
  - (v) **Structures** or elements permitted by (F) above;
- (K) For the purpose of this Exception, the term " **established grade**" is the Canadian Geodetic Datum elevation of 116.0 metres;



- (L) Regulations 200.5.1(3), 200.5.1.10 (5), (10) and (13), 200.10.1(1) and (2), 200.15.1(3) and (4), and 200.15.15.4(2) do not apply if resident or visitor **parking spaces** are provided in an "automated parking garage";
- (M) Despite regulations 200.5.1.10(2) and (6), 200.10.1(3), 200.15.1(1), 200.15.15.4(1) a **parking space** or an accessible **parking space** provided on a parking pallet within an "automated parking garage" is subject only to the following minimum dimensions:
  - (i) width of 2.1 metres; and
  - (ii) length of 5.4 metres;
- (N) If **parking spaces** are provided within an "automated parking garage", the requirement to provide accessible **parking spaces** set out in regulations 200.15.10(1) and 200.15.15.4(3) is satisfied with the provision of **parking spaces** provided in accordance with (M) above;
- (O) Despite 40.10.100.10(1)(C), a maximum of two **vehicle** accesses are permitted;
- (P) Despite regulations 230.5.1.10(4)(A)(ii) and (B)(ii), the width of a **bicycle parking space** must be a minimum of 0.35 metres;
- (Q) In addition to the provisions of regulation 230.5.1.10(9)(B), a "long-term" **bicycle parking space** may also be located on the third **storey** of the **building**;
- (R) Despite regulation 230.5.1.10(10), a "long-term" **bicycle parking space** and a "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (S) Regulation 230.40.1.20(2) does not apply to a "short-term" **bicycle parking space** located in a **building**;
- (T) For the purpose of this Exception, an "automated parking garage" means a mechanical system for the purpose of parking and retrieving vehicles without drivers in the vehicle during parking and without the use of ramps or drive aisles, and which may include but is not limited to, a vertical lift and the storage of vehicles on parking pallets;
- (U) Regulation 40.10.40.50(2) does not apply with respect to **amenity space** for **buildings** with non-residential uses;
- (V) Section 600.20 with respect to Priority Retail Streets does not apply; and
- (W) Despite any existing or future severance, partition or division of the lands shown on Diagram 1 of By-law 697-2021(OLT), the provisions of this Exception and By-law 569-2013, as amended, 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: 697-2021(OLT) ]

(325) Exception CR 325

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
- (C) The minimum **building setback** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 7 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10076.

(326) Exception CR 326

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



- (A) Exception number 24 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10076.

(327) Exception CR 327

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.

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

(328) Exception CR 328

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) 3.0 metres from the **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 8 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10076; and
- (B) Exception number 9 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10076.

(329) Exception CR 329

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) 3.0 metres from the **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 8 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10076; and
- (B) Exception number 9 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10076.

(330) Exception CR 330

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



Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) the greater of 16.5 metres from the centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; and
- (C) The minimum **building setback** from the **rear lot line** is 7.5 metres.

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

(331) Exception CR 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) In the CR zone, a **drive-through facility** is not permitted.
- (B) On a **lot**, a **building** or **structure** that has assisted housing has a minimum parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2)207];
- (C) These **premises** must comply with Exception 900.11.10(2);
- (D) Despite regulation 40.5.40.10(4), equipment and **structures** on the roof of a **building** may not exceed the permitted maximum height;
- (E) If a **lot** with a **building** is identified as a **heritage site**, any portion of a **building** that exceeds the height of the conserved heritage **building**, whether an addition above the conserved heritage **building** or as a separate **building** on the same **lot**, must be set back from a **lot line** that abuts a **street** a distance equal to the original **building** setback of the conserved heritage **building** from that **lot line** that abuts a **street**, plus 5.0 metres;
- (F) Despite regulation 40.10.40.10(5), if a **lot** is abutting a **lot** with a **building** identified as a **heritage site** fronting on the same **street**, the height of the first **storey** may be less than 4.5 metres provided it is no less than 3.7 metres;
- (G) Despite regulations 40.10.40.70(2)(E) and (F):
  - (i) if a **lot** abuts a **lot** in the O, ON or OR zone or the Residential Zone category or Residential Apartment zone, no **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot** along the entire **rear yard setback**, starting at a height of 10.5 metres above the average elevation of the ground along the **rear lot line**; or
  - (ii) if a **lot** is separated from a **lot** in the O, ON or OR zone or the Residential Zone category by a **lane**, no **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot** along the entire **rear yard setback**, starting at a height of 10.5 metres above the average elevation of the ground along the entire **rear lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86. [ By-law: 394-2021 Under Appeal ]

(332) Exception CR 332

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and



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

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

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 3 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10076.

(333) Exception CR 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) In the CR zone, a **drive-through facility** is not permitted.
- (B) On 163 Queen Street East, 351 Queen Street East and 167 Parliament Street, 363, 371 and 373 Queen Street East, a **seniors community house** or an emergency shelter is not a permitted use; [TO: 438-86; 12 (2) 98]
- (C) On even numbered addresses of 8-34 Britain Street, 120-122 Sherbourne Street and 155 George Street, despite regulation 40.10.20.40 (1), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**.
- (D) On odd numbered addresses of 315-321 Queen Street East and 145 Berkeley Street, no **building** or **structure** is to exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street; [TO:438-86; 12 (2) 94]
- (E) These premises must comply with Exception 900.11.10(2);
- (F) Despite regulation 40.5.40.10(4), equipment and **structures** on the roof of a **building** may not exceed the permitted maximum height;
- (G) On a **lot** with a **lot line** that abuts Britain Street, no **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot** along the **lot line** abutting Britain Street, starting at a height of 16 metres above the average elevation of the ground at the **front lot line** of abutting **lots** fronting Queen Street East.
- (H) If a **lot** with a **building** is identified as a heritage site, any portion of a **building** or **structure** that exceeds the height of the conserved heritage **building**, whether an addition above the conserved heritage **building** or as a separate **building** on the same **lot**, must be set back from a **lot line** that abuts a **street** a distance equal to the original **building setback** of the conserved heritage **building** from that **lot line** that abuts a **street**, plus 5.0 metres.
- (I) Despite regulation 40.10.40.10(5), if a **lot** is abutting a **lot** with a **building** identified as a heritage site fronting on the same **street**, the height of the first **storey** may be less than 4.5 metres provided it is no less than 3.7 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86 [ By-law: 394-2021 Under Appeal ]

(334) Exception CR 334

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

Site Specific Provisions:

- (A) Despite Article 40.10.20 the only permitted use is office;
- (B) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; and
  - (ii) 3.0 metres from the **lot line** abutting any other **street**.

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



(335) Exception CR 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) In the CR zone, a **drive-through facility** is not permitted;
- (B) These **premises** must comply with Exception 900.11.10(2);
- (C) Despite regulation 40.5.40.10(4), equipment and **structures** on the roof of a **building** may not exceed the permitted maximum height;
- (D) If a **lot** with a **building** is identified as a **heritage site**, any portion of a **building** that exceeds the height of the conserved heritage **building**, whether an addition above the conserved heritage **building** or as a separate **building** on the same **lot**, must be set back from a **lot line** that abuts a **street** a distance equal to the original **building setback** of the conserved heritage **building** from that **lot line** that abuts a **street**, plus 5.0 metres.
- (E) Despite regulation 40.10.40.10(5), if a **lot** is abutting a **lot** with a **building** identified as a **heritage site** fronting on the same **street**, the height of the first **storey** may be less than 4.5 metres provided it is no less than 3.7 metres.
- (F) Despite regulation 40.10.40.70(2)(E) and (F),
  - (i) if a **lot** abuts a **lot** in the O, ON or OR zone or the Residential Zone category or Residential Apartment zone, no **building** or **structure** may penetrate a 45 degrees **angular plane** projected over the **lot** along the entire required **rear yard setback**, starting at a height of 10.5 metres above the average elevation of the ground along the **rear lot line**; or
  - (ii) if a **lot** is separated from a **lot** in the O, ON or OR zone or the Residential Zone category by a **lane**, no **building** or **structure** may penetrate a 45 degrees **angular plane** projected over the **lot**, starting at a height of 10.5 metres above the average elevation of the ground along the entire **rear lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86. [ By-law: 394-2021 Under Appeal ]

(336) Exception CR 336

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) 3.0 metres from the **lot line** abutting any other **street**;

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

(337) Exception CR 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) In the CR zone, a **drive-through facility** is not permitted;
- (B) Despite regulation 40.10.20.40 (1), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (C) These premises must comply with Exception 900.11.10(2);
- (D) Despite regulation 40.5.40.10 (4), equipment and **structures** on the roof of a **building** may not exceed the permitted maximum height;



- (E) If a **lot** with a **building** is identified as a **heritage site**, any portion of a **building** that exceeds the height of the conserved heritage **building**, whether an addition above the conserved heritage **building** or as a separate **building** on the same **lot**, must be set back from a **lot line** that abuts a **street** a distance equal to the original **building setback** of the conserved heritage **building** from that **lot line** that abuts a **street**, plus 5.0 metres;
- (F) Despite regulation 40.10.40.10 (5), if a **lot** is abutting a **lot** with a **building** identified as a **heritage site** fronting on the same **street**, the height of the first **storey** may be less than 4.5 metres provided it is no less 3.7 metres;
- (G) Despite regulation 40.10.40.70 (2) (E) and (F),
  - (i) if a **lot** abuts a **lot** in the O, ON or OR zone or the Residential Zone category or Residential Apartment zone, no **building** or **structure** may penetrate a 45 degrees **angular plane** projected over the **lot** along the entire required **rear yard setback**, starting at a height of 10.5 metres above the average elevation of the ground along the **rear lot line**; or
  - (ii) if a **lot** is separated from a **lot** in the O, ON or OR zone or the Residential Zone category by a **lane**, no **building** or **structure** may penetrate a 45 degrees **angular plane** projected over the **lot**, starting at a height of 10.5 metres above the average elevation of the ground along the entire **rear lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**.

Prevailing By-laws and Prevailing Sections:  
[ By-law: 394-2021 Under Appeal ]

(338) Exception CR 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) In the CR zone, a **drive-through facility** is not permitted;
- (B) These **premises** must comply with Exception 900.11.10(2);
- (C) Despite regulation 40.5.40.10(4), equipment and **structures** on the roof of a **building** may not exceed the permitted maximum height;
- (D) If a **lot** with a **building** is identified as a **heritage site**, any portion of a **building** that exceeds the height of the conserved heritage **building**, whether an addition above the conserved heritage **building** or as a separate **building** on the same **lot**, must be set back from a **lot line** that abuts a **street** a distance equal to the original **building setback** of the conserved heritage **building** from that **lot line** that abuts a **street**, plus 5.0 metres;
- (E) Despite regulation 40.10.40.10(5), if a **lot** is abutting a **lot** with a **building** identified as a **heritage site** fronting on the same **street**, the height of the first **storey** may be less than 4.5 metres provided it is no less 3.7 metres;
- (F) Despite regulation 40.10.40.70(2)(E) and (F),
  - (i) if a **lot** abuts a **lot** in the O, ON or OR zone or the Residential Zone category or Residential Apartment zone, no **building** or **structure** may penetrate a 45 degrees **angular plane** projected over the **lot** along the entire required **rear yard setback**, starting at a height of 10.5 metres above the average elevation of the ground along the **rear lot line**; or
  - (ii) if a **lot** is separated from a **lot** in the O, ON or OR zone or the Residential Zone category by a **lane**, no **building** or **structure** may penetrate a 45 degrees **angular plane** projected over the **lot**, starting at a height of 10.5 metres above the average elevation of the ground along the entire **rear lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (1) 352 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12 (2) 156 of former City of Toronto By-law 438-86;
- (D) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86;
- (E) Former City of Toronto by-law 532-78;
- (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; and

(I) Former City of Toronto by-law 1990-0049 [ By-law: 394-2021 Under Appeal ]

(339) Exception CR 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) In the CR zone, the following uses are permitted:

(i) **Animal Shelter**; and

(ii) **Hospital**

(B) In the CR zone, a **drive-through facility** is not permitted.

(C) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **Apartment Building, Mixed Use Building** or **Townhouse**.

(D) A **dwelling unit** in a **lawfully existing detached house, semi-detached house, duplex, triplex, fourplex** or **townhouse** in Policy Area 1 on a **lot** in the CR zone is permitted on that **lot** and any addition to those **lawfully existing buildings** must comply with the requirements for the respective **building** type in the RM zone and the RT zone in the case of a **townhouse**, or be authorized by a Section 45 Planning Act minor variance.

(E) Despite regulation 40.10.20.100(2)(A), a **nightclub** is permitted on a **lot** that has a zone label for which the "c" value referred to in 40.10.40.40(1)(B) is not specified, provided:

(i) the maximum **interior floor area** of a **nightclub** may not exceed 350 square metres; and

(ii) the **nightclub** must be on a **lot** that abuts a major **street**.

(F) Despite regulation 40.10.40.10(5), if a **lot** is abutting a **lot** with a **building** identified as a **heritage site** fronting on the same **street**, the height of the first **storey** may be less than 4.5 metres provided it is no less 3.7 metres.

(G) In the CR zone, the permitted maximum height of the portion of a **building** facing a **lot line** adjacent to a **street**, and located between the **lot line** and the minimum **building setback** required by 900.11.10(339)(I) is:

(i) 16.0 metres facing:

(a) King Street East;

(b) Jarvis Street;

(c) Parliament Street;

(d) Richmond Street East, east of Ontario Street; and

(e) any other **street** or **lane** not listed in this regulation.

(ii) 20.0 metres facing:

(a) Adelaide Street East; and

(b) Richmond Street East, west of Ontario Street.

(iii) 25.0 metres facing Front Street East; or

(iv) the **lawful** height of a **lawfully existing building** or **structure** on the **lot** identified as a **heritage site**.

(H) Despite regulation 40.10.40.60(1)(B), in the CR zone subject to Development Standard Set 1 (SS1), a platform attached to a **main wall** with a floor level higher than the floor level of the first **storey** of the **building** must:

(i) be located behind the **main wall** of a portion of the **building** nearest to a **lot line** facing a **street**; and

(ii) not project more than 1.5 metres into a required **building** setback from the **main wall** to which it is attached.

(I) Despite regulation 40.10.40.70 (1), in the CR zone subject to Development Standard Set 1 (SS1), for the portion of the **building** at or below the maximum height in regulation 900.11.10.339(G), the **main**



**wall** of the **building** facing a **lot line** adjacent to a **street** must be set back a minimum of 3.0 metres from the **lot line**, except:

- (i) On any portion of a **building** identified as a heritage site, the **building setback** is the equivalent of the existing **building**; and
  - (ii) On a **lot line** adjacent to King Street East, between Jarvis Street and Berkeley Street, at least 75 percent of the **main wall** of the **building** facing that **lot line** must be at or between that **lot line** and a maximum of 3.0 metres from that **lot line**.
- (J) In the CR zone, no portion of a **building** exceeding the permitted maximum height referred to in regulation 900.11.10.339(G) for the **main wall** facing a **lot line** adjacent to a **street** may be closer to a **lot line** than the minimum **building setback**, plus 5.0 metres.
- (K) In the CR zone, on a **lot** with a **lot line** that abuts King Street East, between Jarvis Street and Berkeley Street:
- (i) Despite Diagram 4B, if a **lot** has a **lot depth** of 20.0 metres or less, no portion of a **building** or **structure** may penetrate a 45 degrees **angular plane** projected from a height of 16.0 metres above the average elevation of the ground along the **lot line** adjacent to King Street East; or
  - (ii) if a **lot** has a **lot depth** greater than 20.0 metres, no portion of a **building** or **structure** is to exceed a height of 16.0 metres within a distance of 10.0 metres of the **lot line** adjacent to King Street East.
- (L) In the CR zone, on a **lot** to the north of King Street East with a **lot line** that abuts Berkeley Street, no **building** or **structure** is to exceed a height of 12.0 metres within a distance of 12.0 metres from the **lot line** that abuts Berkeley Street.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 270 of former City of Toronto By-law 438-86;
- (B) On 199 Adelaide Street East, Section 12(1) 427 of former City of Toronto By-law 438-86;
- (C) On 252 Adelaide Street East, former City of Toronto By-law 131-80;
- (D) On 400 Adelaide Street East, City of Toronto By-law 1412-2007;
- (E) On 26 Berkeley Street and 222 The Esplanade, former City of Toronto By-law 181-87;
- (F) On 93 and 95 Berkeley Street and the even numbered addresses of 112-124 Parliament Street, City of Toronto By-law 1430-2017;
- (G) On 102 Berkeley Street, City of Toronto By-law 1478-2017;
- (H) On 132A Berkeley Street, City of Toronto By-law 929-2011
- (I) On 200 The Esplanade, City of Toronto By-law 1327-2018;
- (J) On 210 The Esplanade, former City of Toronto By-law 181-87;
- (K) On the odd numbered addresses of 159-161 Frederick Street, former City of Toronto By-law 629-88;
- (L) On 120 Front Street East and 25 George Street, former City of Toronto By-law 697-84;
- (M) On 154 Front Street East, City of Toronto By-law 859-2017;
- (N) On the lands known municipally in the year 2016 as 177-197 Front Street East, 15-21 Lower Sherbourne Street and 200 The Esplanade, City of Toronto By-law 1327-2018;
- (O) On 227 Front Street East, former City of Toronto By-law 148-87;
- (P) On the lands known municipally in the year 1994 as 296 Front Street East, 1997-0200;
- (Q) On the lands known municipally in the year 2005 as the even numbered addresses of 108-116 George Street and 234 Adelaide Street East, By-law 215-2006;
- (R) On 61 and 63 Jarvis Street, and 172 King Street East, Section 12 (2) 314 of former City of Toronto By-law 438-86;
- (S) On the even numbered addresses of 166-172 King Street East, former city of Toronto By-law 1997-0233;
- (T) On 200 King Street East, an education use is permitted, if the gross floor area of the building does not exceed a floor space index of 5.0 [TO: 438-86; 12 (1) 358];
- (U) On 251-255 King Street East and 37 Sherbourne Street, City of Toronto By-law 765-2012;
- (V) On 201 King Street East and 160 Frederick Street, former City of Toronto By-law 477-81 and 697-84;



- (W) On 330 King Street East, City of Toronto By-law 60-2011;
- (X) On the odd numbered addresses of 333-351 King Street East, City of Toronto By-law 2013-0818;
- (Y) On 359 King Street East, former City of Toronto By-law 783-87;
- (Z) On 393 King Street East, former City of Toronto By-law 42-88;
- (AA) On 25 Ontario Street and 280 King Street East, City of Toronto By-law 1475-2017;
- (BB) On the odd numbered addresses of 53-61 Ontario Street, City of Toronto By-law 1478-2017
- (CC) On 44 Parliament Street, former City of Toronto by-laws 515-76; 576-76; 677-76; 24-77; 614-77; 391-78; 478-78; 664-78; 812-78; 889-78; 373-79; 615-79; 884-79; 61-80; 879-80; 116-82; 145-83; 92-85; and 514-86;
- (DD) On the even numbered addresses of 48-54 Power Street and the odd numbered addresses of 133-135 Parliament Street, City of Toronto By-law 277-2019;
- (EE) On the odd numbered addresses of 31-33 Princess Street, former City of Toronto By-law 77-93; and
- (FF) On the odd numbered addresses of 381-411 Richmond Street East and the even numbered addresses of 424-460 Adelaide Street East, City of Toronto By-laws 927-2002 and 811-2015; [ By-law: 393-2021 Under Appeal ]

(340) Exception CR 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) These premises must comply with Exception 900.11.10(2);
- (B) A **dwelling unit** in a **lawfully existing detached house, semi-detached house, duplex, triplex, fourplex or townhouse** in Policy Area 1 on a **lot** in the CR zone is permitted on that **lot** and any addition to those **lawfully existing buildings** must comply with the requirements for the respective **building** type in the RM zone and the RT zone in the case of a townhouse, or be authorized by a Section 45 Planning Act minor variance;
- (C) If a **lot** with a **building** is identified as a **heritage site**, any portion of a **building** that exceeds the height of the conserved heritage **building**, whether an addition above the conserved heritage building or as a separate building on the same **lot**, must be set back from a **lot line** that abuts a **street** a distance equal to the original **building setback** of the conserved heritage building from that **lot line** that abuts a **street**, plus 5.0 metres.
- (D) Despite regulation 40.10.40.10(5), if a **lot** is abutting a **lot** with a **building** identified as a **heritage site** fronting on the same **street**, the height of the first **storey** may be less than 4.5 metres provided it is no less than 3.7 metres.
- (E) Despite regulation 40.10.40.70(2)(A), a **building** or **structure** must be set back a minimum of 3.0 metres from a **lot line** adjacent to a **street**, except on any portion of a **lawfully existing building** identified as a **heritage site**.
- (F) Despite regulation 40.10.40.70(2)(D) and (E):
  - (i) if a lot abuts a lot in the O, ON or OR zone or the Residential Zone category or Residential Apartment zone, no **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot** along the entire **rear lot line**, starting at a height of 10.5 metres above the average elevation of the ground along the **rear lot line**; or
  - (ii) if a **lot** is separated from a **lot** in the O, ON or OR zone or the Residential Zone category by a **lane**, no **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot**, starting at a height of 10.5 metres above the average elevation of the ground along the entire **rear lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**.
- (G) A **building** or **structure** must be set back a minimum of 5.0 metres from an elevated roadway structure.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86;
- (B) On lands known municipally in the year 2000 as 476, 480 and 490 King Street East, City of Toronto By-law 822-2001;



- (C) On 510, 512 and 530 King Street East, City of Toronto By-law 576-2009;
- (D) On 549 King Street East and 33 Sumach Street, By-law 289-2009;
- (E) On 569 King Street East, By-law 289-2009; and
- (F) On 573 King Street East, By-law 384-2020. [ By-law: 391-2021 Under Appeal ]

(341) Exception CR 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) These premises must comply with Exception 900.11.10(2);
- (B) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **Apartment Building, Mixed Use Building or Townhouse**;
- (C) A **building** or **structure** must be set back a minimum of 5.0 metres from an elevated roadway structure;
- (D) If a **lot** with a **building** is identified as a **heritage site**, any portion of a **building** that exceeds the height of the conserved heritage building, whether an addition above the conserved heritage building or as a separate building on the same **lot**, must be set back from a **lot line** that abuts a **street** a distance equal to the original **building setback** of the conserved heritage building from that **lot line** that abuts a **street**, plus 5.0 metres;
- (E) Despite regulation 40.10.40.10(5), if a **lot** is abutting a **lot** with a **building** identified as a **heritage site** fronting on the same **street**, the height of the first **storey** may be less than 4.5 metres provided it is no less 3.7 metres; and
- (G) Despite regulation 40.10.40.70(2)(G), for a **lot** abutting Eastern Avenue:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86; and
- (B) On 2 Eastern Avenue and 90 Trinity Street, City of Toronto By-law 110-2010. [ By-law: 391-2021 Under Appeal ]

(342) Exception CR 342

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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, the only uses permitted are:
  - (i) **club**;
  - (ii) **place of worship**;
  - (iii) **recreation use**;
  - (iv) **day nursery**;
  - (v) **vehicle fuel station**; and
  - (vi) **vehicle service shop**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (C) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 0.40 times the **lot area**.

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

(343) Exception CR 343

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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, the only uses permitted are:



- (i) **place of worship**;
  - (ii) a **recreation use** that is a curling rink;
  - (iii) an **eating establishment** if it is in combination with a curling rink;
  - (iv) **day nursery**;
  - (v) **retail store** if only furniture is sold; and
  - (vi) **warehouse** if it only involves the warehousing of furniture; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 0.40 times the **lot area**, except for a **recreation use** that is a curling rink and related uses that may exceed the permitted **gross floor area**; and
- (D) **Parking spaces** must be provided at a minimum rate of 3.22 **parking spaces** for each 100.0 square metres of **gross floor area** for **retail store** and **warehouse** uses.

Prevailing By-laws and Prevailing Sections:

- (A) Performance standard number 1366 of Performance Standard Chart - Schedule 'B' of former City of Scarborough zoning by-law 24982.

(344) Exception CR 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

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86;
- (C) Section 12 (2) 287 of former City of Toronto By-law 438-86;
- (D) City of Toronto By-law 396-1994;
- (E) City of Toronto By-law 749-2003; and
- (F) City of Toronto By-law 5-2010. [ By-law: 392-2021 Under Appeal ]

(345) Exception CR 345

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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, only the following uses are permitted: **private home daycare, day nursery, financial institution, office, place of worship, personal service shop, retail store, eating establishment and take-out eating establishment**;
- (B) **dwelling units** are permitted, if:
  - (i) they are located in an **apartment building**;
  - (ii) the number of **dwelling units** does not exceed one **dwelling unit** per 32.2 square metres of **lot area**; and
  - (iii) a minimum of 5,472 square metres of non-residential uses are provided, including a minimum of 2,789 square metres of office uses; and
- (C) The **gross floor area** of all **buildings** must not exceed 3.5 times the **lot area**;
- (D) The **gross floor area** of all non-residential uses, must not exceed 0.5 times the **lot area**;
- (E) The minimum **building setback** is:
  - (i) 6.0 from a **rear lot line**;
  - (ii) 6.0 metres from a **side lot line**; and
  - (iii) 3.0 metres from a **lot line** that abuts a **street**; and
- (F) **Amenity space** must be provided as follows:



- (i) a minimum of 3.0 square metres per **dwelling unit** in the form of indoor **amenity space**; and
  - (ii) a minimum of 700 square metres in the form of **landscaped rooftop amenity space**; and
- (G) A minimum of 825 **parking spaces** must be provided as follows:
- (i) a minimum rate of 1.2 **parking spaces** for each **dwelling unit**;
  - (ii) a minimum rate of 7.7 **parking spaces** for each 100.0 square metres of **gross floor area** for **place of worship** uses;
  - (iii) a minimum rate of 1.5 **parking spaces** for each 100.0 square metres of **gross floor area** for **day nursery** uses;
  - (iv) a minimum rate of 10.7 **parking spaces** for each 100.0 square metres of **gross floor area** for **eating establishment** and **take-out eating establishment** uses; and
  - (v) a minimum rate of 3.0 **parking spaces** for each 100.0 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

- (A) Performance standard numbers 662 and 2350 of Performance Standard Chart - Schedule 'B' of former City of Scarborough zoning by-law 24982 prevail.

**(346) Exception CR 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) These premises must comply with Exception 900.11.10(2);
- (B) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **Apartment Building, Mixed Use Building** or **Townhouse**;
- (C) Despite regulation 40.10.40.70(2)(A), a **building** or **structure** must be set back a minimum of 3.0 metres from a **lot line** adjacent to a **street**, except on any portion of a **lawfully existing building** identified as a **heritage site**;
- (D) In the CR zone, any portion of a **building** or **structure** exceeding 16.0 metres in height must be set back a minimum of 3.0 metres from the **main wall**;
- (E) If a **lot** with a **building** is identified as a **heritage site**, any portion of a **building** that exceeds the height of the conserved heritage building, whether an addition above the conserved heritage building or as a separate **building** on the same **lot**, must be set back from a **lot line** that abuts a **street** a distance equal to the original **building setback** of the conserved heritage building from that **lot line** that abuts a **street**, plus 5.0 metres;
- (F) Lands zoned with the "H" Holding Symbol shall not be used for any purpose other than as provided for in subsection (G) herein until the "H" Holding Symbol has been removed. An amending by-law to remove the "H" Holding Symbol in whole, or multiple by-laws to remove the "H" Holding Symbol in parts, shall be enacted by City Council when the following plans and studies have been provided for and secured through an appropriate agreement or agreements binding on the owner and successors:
  - (i) A satisfactory Streets and Blocks Plan is prepared demonstrating how the development provides for new streets and blocks in relation to the existing system of streets, such plan to be secured by an appropriate legal agreement between the City and the owner;
  - (ii) An Infrastructure Plan dealing with, among other matters, the provision of sewer and water services, road widenings as may be required, public parks and community services and facilities;
  - (iii) An Environmental Management Plan dealing with, among other matters, the remediation of soils and groundwater and the provision of flood protection measures;
  - (iv) A Heritage Impact Assessment and Heritage Property Conservation Plan, as may be deemed necessary; and
  - (v) A Phasing Plan dealing with the sequencing of new development and the timing of the provision of matters set out in (i) through (iv) above.
- (G) Until such time as the "H" Holding Symbol has been removed, the following uses shall be permitted within a CR(h) zone:



- (i) Ambulance Depot;
- (ii) **Artist Studio**;
- (iii) **Automated Banking Machine**;
- (iv) Custom Workshop;
- (v) **Day Nursery**;
- (vi) **Eating Establishment**;
- (vii) Fire Hall;
- (viii) **Financial Institution**;
- (ix) **Laboratory**;
- (x) Medical Office;
- (xi) Office;
- (xii) Outdoor Sales or Display;
- (xiii) **Park**;
- (xiv) Police Station;
- (xv) **Production Studio**;
- (xvi) **Public Parking**;
- (xvii) **Public Utility**;
- (xviii) **Retail Service**;
- (xix) Sales office;
- (xx) **Software Development and Processing**;
- (xxi) **Take-out Eating Establishment**;
- (xxii) **Transportation Use**;
- (xxiii) **Vehicle Dealership**;
- (xxiv) **Vehicle Service Shop**; and
- (xxv) **Vehicle Washing Establishment**;

provided those uses comply with the regulations of Section 40.10 and the specific conditions for each use in Clause 40.10.20.100 associated with the reference number(s), where applicable, in Regulation 40.10.20.20 (1)(A) of By-law 569-2013.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86. [ By-law: 395-2021 Under Appeal ]

(347) Exception CR 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) On 179 and 181 Sheppard Avenue East, if the requirements of Section 5 and Schedule A of By-law 333-2021(LPAT) are complied with, a **building, structure**, addition or enlargement may be erected in compliance with (B) to (M) below;
- (B) Despite Regulation 40.10.2040(1), a **mixed use building** containing **dwelling units** is permitted;
- (C) Despite regulation(s) 40.5.40.10(1) and (2), the height of a **building or structure** is the vertical distance between Canadian Geodetic Datum elevation of 172.10 metres and the highest point of the **building or structure**;
- (D) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** for all uses on the **lot** is 15,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 13,635 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,365 square metres;



- (E) In addition to the items listed in clause 40.5.40.40(3), **gross floor area** in the **mixed use building** is reduced by the elevator lobbies below ground;
- (F) Despite regulation 40.10.40.1(1), residential **amenity space** is permitted on the ground floor;
- (G) Despite regulations 40.10.40.10(3) and (7), the permitted maximum height of a **building or structure** is the numerical value, in metres, following the letters "HT" and the permitted maximum number of **storeys** is the number following the letters "ST" as shown on Diagram 4 attached to By-law 333-2021(LPAT);
- (H) Despite regulation (G) above and regulations 40.5.40.10(3) to (8) inclusive and clauses 40.5.40.60 and 40.10.40.60, eaves, canopies, cornices, lighting fixtures, awnings, fences and safety railings, architectural features, parapets, trellises, balustrades, window sills, window washing equipment, privacy screens, architectural screens, guardrails, chimneys, vents, stacks, terraces, platforms, transformer vaults, wheelchair ramps, ornamental elements, architectural elements, landscaping elements, **green roof** elements, outdoor furniture, roof access hatches, 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, safety or wind protection purposes may project a maximum of 3 metres above the permitted maximum heights shown on Diagram 4 attached to By-law 333-2021(LPAT);
- (I) Despite clause 40.10.40.70, the required minimum **building setbacks** in metres are as shown on Diagram 4 attached to By-law 333-2021(LPAT);
- (J) Despite clause 40.10.40.60 and (I) above, cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated **structures** are permitted to encroach a maximum of 3 metres beyond the **building setbacks** shown on Diagram 4 attached to By-law 333-2021(LPAT);
- (K) Despite clause 200.5.10.1(1), **parking spaces** must be provided at the following minimum rates:
  - (i) 0.6 **parking spaces** per bachelor **dwelling unit**;
  - (ii) 0.7 **parking spaces** per one-bedroom **dwelling unit**;
  - (iii) 0.8 **parking spaces** per two-bedroom **dwelling unit**;
  - (iv) 0.9 **parking spaces** per three-bedroom **dwelling unit**;
  - (v) 0.1 **parking spaces** per dwelling unit for residential visitors; and
  - (vi) 1.0 **parking spaces** per 100 square metres of **gross floor area** for retail uses;
- (L) For each car-share **parking space** provided on the lands, the minimum number of required **parking spaces** for residential uses may be reduced by 4 **parking spaces**. For the purposes of By-law 333-2021(LPAT), a "car-share vehicle" means a **vehicle** available for rent, including an option for hourly rental, for the use of at least the occupants of the **building** erected on the **lot**, and a "car-share parking space" means a **parking space** exclusively used for the parking of a car-share **vehicle**; and
- (M) Despite regulation 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following for a **retail store**:
  - (i) A minimum of 4 "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: 333-2021(LPAT) ]

(348) Exception CR 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 **buildings, structures** and uses existing on March 31, 2021 on Parcel A as shown on Diagram 2 of By-law 442-2021(LPAT), are deemed to comply with Bylaw 569-2013;
- (B) On the lands identified as Parcel B as shown on Diagram 2 of By-law 442-2021(LPAT) , if the requirements of Section 7 and Schedule A of By-law 442-2021(LPAT) are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Section (C) to (V) below;



- (C) Despite regulation 40.5.40.10(1), and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 95.25 metres and the highest point of the **building** or **structure**;
- (D) Section 150.50, with regards to specific use regulations for a **Place of Worship**, does not apply to Parcel B;
- (E) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** for all uses on Parcel B as shown on Diagram 2 of By-law 442-2021(LPAT) is 22,966 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 20,833 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 2,133 square metres, of which a minimum of 192 square metres shall be for non-residential uses on the ground floor;
- (F) A minimum of 10 percent of the **dwelling units** on Parcel B must contain three bedrooms, of which each **dwelling unit** shall have a minimum size of 840 square feet;
- (G) A minimum of 15 percent of the **dwelling units** on Parcel B must contain two bedrooms;
- (H) A maximum of 15 percent of the **dwelling units** on Parcel B are permitted to be bachelor **dwelling units**;
- (I) Despite regulation 40.10.40.50(1), **amenity space** must be provided on Parcel B as shown on Diagram 2 of By-law 442-2021(LPAT) in accordance with the following:
  - (i) A minimum of 1.5 square metres of indoor **amenity space** is required for each **dwelling unit**; and
  - (ii) A minimum of 1.5 square metres of outdoor **amenity space** is required for each **dwelling unit**;
- (J) Despite regulation 40.10.40.10(2), and 40.10.40.10(7) no portion of any **building** or **structure** on Parcel B may exceed the height in metres specified by the numbers following the symbol HT and the number of **storeys** following the symbol ST on Diagram 4 of By-law 442-2021(LPAT);
- (K) For the purpose of this By-law, the mechanical penthouse, mechanical penthouse corridor, and elevator machine room on Parcel B shall not constitute a **storey**;
- (L) On Parcel B, despite (J) above and regulations 40.5.40.10(4), (5), (6), (7) and (8), the following **building** elements and **structures** may exceed the permitted maximum height:
  - (i) equipment used for the functional operation of the **building** and **structures** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells and lobbies, washrooms, roof access, maintenance equipment storage and mechanical penthouse may exceed the applicable height limits shown on Diagram 4 to maximum of 5.0 metres, and shall be limited to the hatched area as also shown on Diagram 4 of By-law 442-2021(LPAT);
  - (ii) cooling towers, generators, chimneys and vents may exceed the applicable height limits shown on Diagram 4 of By-law 442-2021(LPAT) to maximum of 5.0 metres;
  - (iii) elevator overrun may project up to a maximum height of 3.0 metres above the elements listed in (i) above to a maximum area of 30 square metres and shall be limited to the hatched area as shown on Diagram 4 of By-law 442-2021(LPAT);
  - (iv) architectural features, parapets, elements and structures associated with a **green roof**, equipment used for the exterior maintenance of the **building**, and window washing equipment, may project up to a maximum of 2.0 metres;
  - (v) planters, **landscaping** features, guard rails, divider screens on a balcony and/or terrace may project up to a maximum of 2.0 metres; and
  - (vi) trellises, pergolas and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, all of which may project up to a maximum of 3.0 metres;
- (M) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), and Article 600.10.10 the required minimum **building setbacks** for any **building** or **structure** on Parcel B are shown on Diagram 4 of By-law 442-2021(LPAT);
- (N) Despite regulations 40.5.40.60(1), and 40.10.40.60(1), (2), (5) and (6), the following **building** elements and **structures** may encroach into the required minimum **building setbacks** for Parcel B shown on Diagram 4 of By-law 442-2021(LPAT);
  - (i) balconies, cornices, canopies, awnings, parapets, decks, guardrails, balustrades, railings, equipment used for the exterior maintenance of the **building** and window washing equipment may encroach to a maximum of 1.5 metres;



- (ii) above the third **storey** on the south side of the **building** on Parcel B from the **main wall**, balcony platforms and railings may encroach to a maximum of 0.3 metres;
  - (iii) architectural features may encroach to a maximum of 2.7 metres;
  - (iv) art and **landscaping** features, pilasters and eaves, window sills and light fixtures may encroach to a maximum of 1.0 metres;
  - (v) stairs, stair enclosures, doors, wheelchair ramps, screens, site servicing features and underground garage ramps and associated **structures**; and
  - (vi) guards, railings, parapets, terraces, privacy and wind screens, landscape planters and terrace platforms may project beyond the required **building setback** to the extent of the **main wall** of the **storey** below;
- (O) Despite regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for the **building** on Parcel B must be provided and maintained on Parcel B as shown on Diagram 2 of By-law 442-2021(LPAT) in accordance with the following:
- (i) a minimum of 49 **parking spaces** must be provided and a maximum of 60 **parking spaces** are permitted for the use of the residents of the **building**; and
  - (ii) no **parking spaces** are required for residential visitors or non-residential uses;
- (P) Despite regulation 200.5.1.10(13), access to a **parking space** may be provided by motor **vehicle** elevators, provided each motor **vehicle** elevator is readily accessible at all times for the parking and removal of a motor **vehicle** and a minimum of two (2) motor **vehicle** elevators are provided and maintained in the **building** for the use of residents of Parcel B as shown on Diagram 2 of By-law 442-2021(LPAT);
- (Q) Despite regulation 200.5.1.10(12), the **vehicle** entrance may be 0.0 metres from the **lot line** abutting the **street**;
- (R) Despite regulations 200.15.1(1) and 200.15.10(1), a minimum of 4 accessible **parking spaces** must be provided on Parcel B as shown on Diagram 2 of By-law 442-2021(LPAT) with the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (S) Despite clause 220.5.10.1, one Type "G" **loading space** must be provided and maintained on Parcel B as shown on Diagram 2 of By-law 442-2021(LPAT);
- (T) Despite regulation 230.5.1.10(4)(A)(ii) a **stacked bicycle parking space** on Parcel B must have a minimum width of 0.45 metres;
- (U) Despite regulations 230.5.1.10(9) and 230.40.1.20(1) "long-term" **bicycle parking spaces** may be located on any level of the **building** on Parcel B below ground;
- (V) For the purpose of determining compliance with regulations 600.20.10(1)(A) and (B), The first **storey** of a **mixed-use building** must provide a minimum of 60 percent of the **building** frontage abutting the priority retail street for those uses described in regulations 600.20.10(1)(A) and (B), instead of the **lot frontage**;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 442-2021(LPAT); 1092-2021 ]

(349) Exception CR 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) On the lands shown as Blocks 1A, 2 and 3A on Diagram 6 of By-law 1101-2022, if the requirements of Section 18 and Schedule A of By-law 1101-2022 are complied with, **buildings** and **structures** in compliance with (B) through (QQ) below, may be erected or used, and:
  - (i) Prior to the lifting of the H symbol as described in Section 17 on Blocks 1A, 2 and 3A as shown on Diagram 6 of By-law 1101-2022, the only interim uses that are permitted, provided they are located entirely within the portion of the Block located in the Commercial Residential Zone



category, and which must comply with the requirements of By-law 569-2013 instead of this site-specific provision, include:

- (a) **art gallery**;
- (b) **artist studio**;
- (c) **automated banking machine**;
- (d) **cabaret**;
- (e) **club**;
- (f) cold storage, provided it is not located on the ground floor of a **building**;
- (g) **custom workshop**;
- (h) **eating establishment**;
- (i) **education use**;
- (j) **entertainment place of assembly**;
- (k) **financial institution**;
- (l) **laboratory**, provided it occupies only one **storey**, and the permitted maximum **interior floor area** is 1,000 square metres;
- (m) **market garden**;
- (n) **massage therapy**;
- (o) medical office;
- (p) office;
- (q) **outdoor patio**;
- (r) outdoor sales or display;
- (s) **park**;
- (t) **performing arts studio**;
- (u) **personal service shop**;
- (v) **pet services**;
- (w) **production studio**;
- (x) **public parking**, provided it is **ancillary** to other interim uses permitted in this section and is not located in an above ground **parking garage**;
- (y) **recreation use**;
- (z) **retail service**;
- (aa) **retail store**;
- (bb) **self-storage warehouse**, provided it does not exceed an **interior floor area** for each "block" as shown on Diagram 6 of By-law 1101-2022 of 400 square metres and it is not located on the ground floor of a **building**;
- (cc) **service shop**;
- (dd) **software development and processing**, provided it is located above the ground floor of a **building**, and the portion of the **software development and processing** that is dedicated to the storage and distribution of electronic data is limited to 400 square metres of **interior floor area**;
- (ee) **take-out eating establishment**, provided that the total **interior floor area** of all **take-out eating establishments** for each "block" as shown on Diagram 6 of By-law 1101-2022 does not exceed 500 square metres;
- (ff) sales centre for the purpose of the sale of **dwelling units** or commercial space;
- (gg) **transportation use**;
- (hh) **vehicle dealership**, provided it is limited to 400 square metres of **interior floor area** and does not include the outside display and storage of **vehicles**;
- (ii) **vehicle fuel station**, provided it is **ancillary** to a **vehicle dealership**;
- (jj) vehicle service shop, provided it is **ancillary** to a **vehicle dealership**;
- (kk) **veterinary hospital**;



(II) **wellness centre;**

(B) Despite clauses 40.10.20.10 and 40.10.20.20, the following uses are only permitted if they are located entirely within the portion of the **building** located in the Commercial Residential Zone category:

- (i) **amusement arcade**, provided it complies with regulations 40.10.20.100(23), (46) and (47);
- (ii) **cabaret**, provided it complies with regulation 40.10.20.100(1);
- (iii) **club**, provided it complies with regulation 40.10.20.100(1);
- (iv) **community centre**;
- (v) **day nursery**, provided it complies with regulation 40.10.20.100(27) and section 150.45;
- (vi) **dwelling units** in compliance with regulation 40.10.20.40(1);
- (vii) **entertainment place of assembly**, provided it complies with regulations 40.10.20.100(1) and (46);
- (viii) **hotel**, provided it complies with regulation 40.10.20.100(4);
- (ix) library;
- (x) **passenger terminal**;
- (xi) **place of assembly**, provided it complies with regulations 40.10.20.100(4) and (29);
- (xii) **place of worship**, provided it complies with regulation 40.10.20.100(40) and section 150.50;
- (xiii) **post-secondary school**;
- (xiv) **recreation use** provided it complies with regulations 40.10.20.100(1) and (46);
- (xv) **religious education use**;
- (xvi) **sports place of assembly**, provided it complies with regulation 40.10.20.100(46);
- (xvii) **wellness centre**;

(C) Despite regulations 40.10.20.20(1), 40.10.20.100(28) and Section 150.48, a **private school** or **public school** is permitted provided that:

- (i) the **private school** or **public school** is located entirely within the portion of the **building** located in the Commercial Residential Zone category;
- (ii) an adult education school must be located in a **building** used, or partially used, as a **private school** or **public school** or in a **building** that was originally constructed as a **private school** or **public school**;
- (iii) an adult education school must be funded by the Provincial or Federal government for:
  - (a) adult English or French as a second language courses delivered by district school boards;
  - (b) literacy and basic skills programming delivered by community agencies or district school boards;
  - (c) credit courses for adults delivered by district school boards;
  - (d) continuing education programs, including general interest courses, delivered by district school boards;
  - (e) adult Aboriginal language programs delivered by district school boards; or
  - (f) Canadian citizenship preparation programs delivered by district school boards;
- (iv) a **day nursery** located in the same **building** used as a **private school** or **public school**, or a **building** that was originally constructed as a **private school** or a **public school** must be located on the ground floor of the **building** and the **day nursery** must be no greater than 40 percent of the **interior floor area** of the ground floor of the **building**; and
- (v) all waste and recyclable material must be stored in a wholly enclosed **building**, if a **public school** or a **private school** is constructed pursuant to a building permit issued more than three years after May 9, 2013;

(D) Despite regulation 40.10.20.10(1)(A), **software development and processing** is only permitted if:

- (i) the **software development and processing** is located above the ground floor of a **building**;
- and



- (ii) the portion of the **software development and processing** that is dedicated to the storage and distribution of electronic data is limited to 400 square metres of **interior floor area**;
- (E) Despite clauses 40.10.20.10 and 40.10.20.20, cold storage is permitted, provided it is not located on the ground floor of a **building**;
- (F) Despite the uses listed in regulation 40.10.20.20(1)(A), **drive through facility** and **funeral home**, are not permitted;
- (G) In addition to the requirements of regulation 40.10.20.100(7), **public parking** is only permitted if it is located below ground and despite regulation 40.10.20.100(10), one **building** for parking attendants is permitted on each "block" as shown in Diagram 6 of By-law 1101-2022;
- (H) In addition to the permitted uses listed in clause 40.10.20.10(1)(A), **self-storage warehouse** is only permitted if:
  - (i) it does not exceed an **interior floor area** for each "block" as shown on Diagram 6 of By-law 1101-2022 of 400 square metres; and
  - (ii) it is not located on the ground floor of a **building**;
- (I) Despite regulation 40.10.20.20(1)(A), custom workshop is permitted, provided it complies with regulation 40.10.20.100(16), and where a custom workshop is located in the portion of a **building** located in the Commercial Residential Zone category, the **custom workshop** is limited to an **interior floor area** of 400 square metres for each **custom workshop** unit;
- (J) Despite regulation 40.10.20.10(1)(A), **education use** is permitted, provided that where an **education use** is located in the portion of a **building** in the Employment Light Industrial Zone category, that education use shall be in compliance with regulation 60.10.20.10(4);
- (K) Despite regulation 40.10.20.20(1)(A), **laboratory** is permitted, provided that for the portion located in a **building** in the Commercial Residential Zone category, the **laboratory** shall be in compliance with regulation 40.10.20.100(15);
- (L) Despite regulation 40.10.20.20(1)(A), **outdoor patio** is permitted, provided that **outdoor patios** located in the Commercial Residential Zone category comply with regulation 40.10.20.100(21);
- (M) Despite regulation 40.10.20.100(26) and 150.90.20.1(1), a **vehicle dealership** is limited to 400 square metres of **interior floor area**;
- (N) Despite regulation 150.90.20.1(2), the outside display and storage of **vehicles** in combination with a **vehicle dealership** is not permitted;
- (O) Despite regulation 40.10.20.100(13) and Section 150.92, a **vehicle fuel station** is only permitted if it is **ancillary** to a **vehicle dealership**;
- (P) Despite regulation 40.10.20.100(13) and Section 150.94, a **vehicle service shop** is only permitted if it is **ancillary** to a **vehicle dealership**;
- (Q) Despite regulation 40.10.20.100(25) and section 150.96, a **vehicle washing establishment** is only permitted below the ground floor;
- (R) Despite regulations 40.5.10.10(1) and (2), height is measured from the Canadian Geodetic Datum Elevation listed in (i) to (iii) below, to the highest point of the **building** or **structure**. The Canadian Geodetic Datum Elevation for the "blocks" shown on Diagram 6 of By-law 1101-2022 are as follows:
  - (i) 86.5 metres for Block 1A; and
  - (ii) 85.8 metres for Block 2;
  - (iii) 87.6 metres for Block 3A;
- (S) In addition to those elements which may exceed the permitted maximum height of a **building** listed in regulation 40.5.40.10(3), where a portion of a **building** is also located in the Employment Light Industrial Zone category the following additional **structures** may exceed the permitted maximum height of a **building** by 5.0 metres:
  - (i) free-standing or roof-top chimney stacks;
  - (ii) scrubbers; or
  - (iii) other pollution abatement equipment;
- (T) In addition to those elements which reduce **gross floor area** listed in regulation 40.5.40.40(3), where a portion of a **mixed use building** is also located in the Employment Light Industrial Zone category, the following additional elements also reduce **gross floor area**:



- (i) voids at the level of each floor with a **manufacturing use**;
  - (ii) ventilation ducts;
  - (iii) utility shafts;
  - (iv) utility areas;
  - (v) catwalks;
  - (vi) service platforms; and
  - (vii) escalators.
- (U) Despite regulation 40.5.75.1(2)(A)(ii), no part of a photovoltaic **solar energy** device or thermal **solar energy** device located on a **building** may be higher than 3.0 metres above the permitted maximum height for the **building**;
- (V) Despite regulations 40.5.75.1(A)(B) and (C), and regulations 60.5.75.1(4)(A) and (B) if a portion of a **building** is also located in the Employment Light Industrial Zone category, a **wind energy** device may exceed the permitted maximum height for a **building** by 10.0 metres;
- (W) Despite regulation 40.10.40.10(1) and (7), the permitted maximum height and number of **storeys** of any **building** or **structure** is the height in metres and number of **storeys** specified by the number following the HT and ST symbol, respectively, as shown on Diagrams 9, 11 and 12 of By-law 1101-2022, except that:
  - (i) despite regulation 40.5.40.10(8)(A), where a **building** has 60 or more **storeys**, equipment, **structures** or parts of a **building** listed in regulation 40.5.40.10 (4) located on the roof of the "tower" portion of a **building** may exceed the permitted maximum height for that **building** by 10.0 metres, if the total area of all equipment, **structures**, or parts on the roof of the "tower" portion of the **building** cover no more than 450 square metres, measured horizontally; and
  - (ii) despite (W)(i) above and for Block 1A only, despite regulation 40.5.40.10(8)(A) the permitted maximum coverage of 450 square metres does not apply to the portion of the **building** labelled HT 209, ST 67 on Diagram 9 of By-law 1101-2022;
  - (iii) for Block 1A only, despite regulation 40.5.40.10(5)(A) the total area of all equipment, **structures**, or parts of a **building** may cover no more than 65 percent of the area of the roof measured horizontally where they are located on roofs of "mid-rise building area 1";
  - (iv) for Block 1A only, regulations 40.5.40.10(5)(B), with regards to the horizontal restriction of 20 percent of the width of the **building's main walls**, does not apply;
  - (v) for Block 1A only, window washing equipment and **building** maintenance units may project above the permitted maximum height, which may be in addition to the permitted maximum height of and located on top of a mechanical penthouse;
  - (vi) public art features and **landscaping** may project above the permitted maximum height by 2.0 metres;
  - (vii) canopies, where located in the "Galleria Zone" as shown on Diagram 11 of By-law 1101-2022, may project above the permitted maximum height by 20.0 metres; and
    - (a) where canopies are located outside the "Galleria Zone" as shown on Diagram 11 of By-law 1101-2022, regulations 40.5.40.60(1) and 40.10.40.60(2) apply;
  - (viii) Clause 40.5.40.10 prevails for "blocks" and elements not specified above;
- (X) For the purpose of interpreting (W) above, vestibules providing rooftop access having a maximum **gross floor area** of 12.0 square metres, mechanical penthouses, stair enclosures and elevator overruns shall not constitute a **storey**;
- (Y) In determining compliance with regulation 40.10.40.50(5) and (7), a mezzanine shall not constitute a **storey**;
- (Z) Despite regulation 40.10.40.10(5), the required minimum height of a **storey** containing **dwelling units** is 2.9 metres;
- (AA) Despite regulation 40.10.40.40(1), the required minimum and permitted maximum **gross floor area** and **interior floor area** on Blocks 1A, 2, and 3A as shown on Diagrams 9, 11 and 12 of By-law 1101-2022 is:
  - (i) on Block 1A:



- (a) a combined maximum of 97,400 square metres of **gross floor area** for residential uses is permitted on Blocks 1A and 1B; and
    - (b) a combined minimum of 26,600 square metres of **gross floor area** for non-residential uses is required in Blocks 1A and 1B; and
  - (ii) on Block 2:
    - (a) a maximum of 110,000 square metres of **gross floor area** for residential uses is permitted;
    - (b) a minimum of 32,000 square metres of **gross floor area** for non-residential uses is required, of which a minimum of 625 square metres of **interior floor area** is required for a **day nursery**;
  - (iii) on Block 3A:
    - (a) a combined maximum of 175,500 square metres of **gross floor area** for residential uses is permitted on Blocks 3A and 3B; and
    - (b) a combined minimum of 35,700 square metres of **gross floor area** for non-residential uses is required in Blocks 3A and 3B; and
- (BB) The permitted average "tower floor plate" and maximum "tower floor plate" for each "tower" as shown on Diagram 7 of By-law 1101-2022 is:
- (i) for Tower 1:
    - (a) an average "tower floor plate" of 800 square metres; and
    - (b) a maximum "tower floor plate" of 960 square metres;
  - (ii) for Tower 3:
    - (a) an average "tower floor plate" of 800 square metres; and
    - (b) a maximum "tower floor plate" of 880 square metres;
  - (iii) for Tower 4:
    - (a) an average "tower floor plate" of 730 square metres; and
    - (b) a maximum "tower floor plate" of 740 square metres;
  - (iv) for Tower 5:
    - (a) an average "tower floor plate" of 800 square metres; and
    - (b) a maximum "tower floor plate" of 935 square metres;
  - (v) for Tower 6:
    - (a) an average "tower floor plate" of 750 square metres; and
    - (b) a maximum "tower floor plate" of 800 square metres;
  - (vi) for Tower 7:
    - (a) an average "tower floor plate" of 800 square metres; and
    - (b) a maximum "tower floor plate" of 920 square metres;
- (CC) Despite clause 40.10.40.70(1), the required minimum **building setbacks** and setbacks for the portion of a **building** or **structure** on Blocks 1A, 2 and 3A as shown on Diagram 6 of By-law 1101-2022 are as shown in metres on Diagrams 9, 11 and 12 of By-law 1101-2022;
- (DD) Despite (CC) above, and in addition to Clause 40.10.40.60, the following elements may encroach into the required **building setbacks**:
- (i) window washing equipment and **building** maintenance units;
  - (ii) public art features and **landscaping**; and
  - (iii) canopies, where they are located in the "Galleria Zone" as shown in Diagram 11 of By-law 1101-2022;



- (EE) Despite regulation 40.10.40.80(1), the required minimum **building** separation distances on Blocks 1A, 2 and 3A as shown on Diagram 6 of By-law 1101-2022 are as shown in metres on Diagrams 7, 9, 11 and 12 of By-law 1101-2022;
- (FF) In addition to the requirements of (EE) above, a minimum 11 metre separation distance is required between the windows of **dwelling units** (other than the window of a kitchen or bathroom) of the same **building**; and
- (i) the required window separation shall not apply to windows on **main walls** which form an angle of 90 degrees or greater to each other, on a horizontal plane;
- (GG) Despite regulation 40.10.80.10(1) and 40.10.80.20(2), surface **parking spaces** are not permitted;
- (HH) Despite regulation 40.10.100.10(1)(C), one **vehicle** access is permitted to the lands on Block 1A as shown on Diagram 6 of By-law 1101-2022 provided it is from Park Lawn Road and one **vehicle** access is permitted to the lands on Block 3A as shown on Diagram 6 of By-law 1101-2022 provided it is from "Street A";
- (II) Despite regulation 40.10.100.10(1)(C), **vehicle** access to the lands located on Block 2 must be below ground and accessed from an abutting "block" as shown on Diagram 6 of By-law 1101-2022;
- (JJ) Despite regulation 200.5.1(2), **parking spaces** must be provided collectively for each use on each "block" as shown on Diagram 6 of By-law 1101-2022; and
- (i) for the purpose of determining compliance with regulation 200.5.10.1(1) and Table 200.5.10.1, Blocks 1A and 1B are considered one "block" and Blocks 3A and 3B as shown on Diagram 6 of By-law 1101-2022 are considered one "block";
- (KK) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on each "block" shown on Diagram 6 of By-law 1101-2022 as follows:
- (i) a minimum of 0.4 **parking spaces** per **dwelling unit** for residential occupants; and
- (ii) Residential visitor and all other non-residential uses are subject to the **parking space** rates described in regulation 200.5.10.1(1) and Table 200.5.10.1;
- (iii) despite regulation 200.5.10.1(1) and Table 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (a) a reduction of 4 residential occupant **parking spaces** will be permitted for each "car-share" parking space provided and that the maximum reduction permitted be capped by the application of the following formula: (total number of dwelling units divided by 60, and rounded down to the nearest whole number)
- (LL) Despite regulation 200.5.1.10(2), a maximum of 10 percent of the required **parking spaces** for each "block" as shown on Diagram 6 of By-law 1101-2022 that are obstructed on one side may have a minimum width of 2.6 metres;
- (MM) Despite regulation 220.5.1(2), **loading spaces** must be provided and maintained for each use on each "block" as shown on Diagram 6 of By-law 1101-2022; and
- (i) The required **loading space** rates may be collectively applied and located in either Blocks 1A and 1B; and
- (ii) The required **loading space** rates may be collectively applied and located in either Blocks 3A and 3B;
- (NN) Despite regulation 220.5.1.10(1), the calculation of required **loading spaces** is based on the total **gross floor area** of each "block" as shown on Diagram 6 of By-law 1101-2022;
- (OO) Despite any regulation to the contrary, **loading spaces** must be provided below ground on Blocks 1A, 2, and 3A as shown on Diagram 6 of By-law 1101-2022;
- (PP) Despite regulation 230.5.1.10(8), a **bicycle parking space** must be on the same "block" as shown on Diagram 6 of By-law 1101-2022 as the use for which it is required; and
- (i) for the purpose of determining compliance with regulation 230.5.1.10(8), Blocks 1A and 1B are considered one block and Blocks 3A and 3B as shown on Diagram 6 of By-law 1101-2022 are considered one "block";
- (QQ) Despite any requirement to the contrary, two pedestrian tunnels with a permitted maximum width of 7.5 metres and a maximum height of 7.5 metres, and including any support **structures**, may be constructed connecting to the lands on Block 8 as shown on Diagram 6 of By-law 1101-2022;



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1101-2022 ]

(350) Exception CR 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) On the lands shown as Blocks 1B, 3B, 4, 5 and 6 on Diagram 6 of By-law 1101-2022, if the requirements of Section 18 and Schedule A of By-law 1101-2022 are complied with, **buildings** and **structures** in compliance with (B) through (FF) below, may be erected or used, and:
- (i) Prior to the lifting of the H symbol as described in Section 17 on Blocks 1B, 3B, 4, 5 and 6 as shown on Diagram 6 of By-law 1101-2022, the only interim uses that are permitted, and which must comply with the requirements of By-law 569-2013 instead of this exception, include:
- (a) **art gallery**;
  - (b) **artist studio**;
  - (c) **automated banking machine**;
  - (d) **cabaret**;
  - (e) **club**;
  - (f) cold storage, provided it is not located on the ground floor of a **building**;
  - (g) **custom workshop**;
  - (h) **eating establishment**;
  - (i) **education use**;
  - (j) **entertainment place of assembly**;
  - (k) **financial institution**;
  - (l) **laboratory**, provided it occupies a maximum of one storey, and the permitted maximum **interior floor area** is 1,000 square metres;
  - (m) **market garden**;
  - (n) **massage therapy**;
  - (o) medical office;
  - (p) office;
  - (q) **outdoor patio**;
  - (r) outdoor sales or display;
  - (s) **park**;
  - (t) **performing arts studio**;
  - (u) **personal service shop**;
  - (v) **pet services**;
  - (w) **production studio**;
  - (x) **public parking**, provided it is **ancillary** to other interim uses permitted in this section and is not located in an above ground **parking garage**;
  - (y) **recreation use**;
  - (z) **retail service**;
  - (aa) **retail store**;
  - (bb) **self-storage warehouse**, provided it does not exceed an **interior floor area** for each "block" as shown on Diagram 6 of By-law 1101-2022 of 400 square metres and it is not located on the ground floor of a **building**;
  - (cc) **service shop**;
  - (dd) **software development and processing**, provided it is located above the ground floor of a **building**, and the portion of the **software development and processing** that is dedicated to the storage and distribution of electronic data is limited to 400 square metres of **interior floor area**;



- (ee) **take-out eating establishment**, provided that the total **interior floor area** of all **take-out eating establishments** for each "block" as shown on Diagram 6 of By-law 1101-2022 does not exceed 500 square metres;
  - (ff) sales centre for the purpose of the sale of **dwelling units** or commercial space;
  - (gg) **transportation use**;
  - (hh) **vehicle dealership**, provided it is limited to 400 square metres of **interior floor area** and does not include the outside display and storage of vehicles;
  - (ii) **vehicle fuel station**, provided it is **ancillary** to a **vehicle dealership**;
  - (jj) **vehicle service shop**, provided it is **ancillary** to a **vehicle dealership**;
  - (kk) **veterinary hospital**;
  - (ll) **wellness centre**;
- (B) Despite regulations 40.10.20.20(1), 40.10.20.100(28) and Section 150.48, a **private school** or **public school** is permitted provided that:
- (i) an adult education school must be located in a **building** used, or partially used, as a **private school** or **public school** or in a **building** that was originally constructed as a **private school** or **public school**;
  - (ii) an adult education school must be funded by the Provincial or Federal government for:
    - (a) adult English or French as a second language courses delivered by district school boards;
    - (b) literacy and basic skills programming delivered by community agencies or district school boards;
    - (c) credit courses for adults delivered by district school boards;
    - (d) continuing education programs, including general interest courses, delivered by district school boards;
    - (e) adult Aboriginal language programs delivered by district school boards; or
    - (f) Canadian citizenship preparation programs delivered by district school boards;
  - (iii) a **day nursery** located in the same **building** used as a **private school** or **public school**, or a **building** that was originally constructed as a **private school** or a **public school** must be located on the ground floor of the **building** and the **day nursery** must be no greater than 40 percent of the **interior floor area** of the ground floor of the **building**; and
  - (iv) all waste and recyclable material must be stored in a wholly enclosed **building**, if a **public school** or a **private school** is constructed pursuant to a building permit issued more than three years after May 9, 2013;
- (C) Despite regulation 40.10.20.10(1)(A), **software development and processing** is only permitted if:
- (i) the **software development and processing** is located above the ground floor of a **building**; and
  - (ii) the portion of the **software development and processing** that is dedicated to the storage and distribution of electronic data is limited to 400 square metres of **interior floor area**;
- (D) Despite clauses 40.10.20.10 and 40.10.20.20, cold storage is permitted, provided it is not located on the ground floor of a **building**;
- (E) Despite the uses listed in regulation 40.10.20.20(1)(A), **drive through facility** and **funeral home** are not permitted;
- (F) In addition to the requirements of regulation 40.10.20.100(7), **public parking** is only permitted if it is located below ground and despite regulation 40.10.20.100(10), one **building** for parking attendants is permitted on each "block" as shown in Diagram 6 of By-law 1101-2022;
- (G) In addition to the permitted uses listed in clause 40.10.20.10, **self-storage warehouse** is only permitted if:
- (i) it does not exceed an **interior floor area** for each "block" as shown on Diagram 6 of By-law 1101-2022 of 400 square metres; and
  - (ii) it is not located on the ground floor of a **building**;



- (H) In addition to the requirements of regulation 40.10.20.100(26) and Section 150.90, the permitted maximum **interior floor area** of a **vehicle dealership** is 400 square metres;
- (I) Despite regulation 150.90.20.1(2), the outside display and storage of **vehicles** in combination with a **vehicle dealership** is not permitted;
- (J) Despite regulation 40.10.20.100(13) and section 150.92, a **vehicle fuel station** is only permitted if it is **ancillary** to a **vehicle dealership**;
- (K) Despite regulation 40.10.20.100(13) and section 150.94, a **vehicle service shop** is only permitted if it is **ancillary** to a **vehicle dealership**;
- (L) Despite regulation 40.10.20.100(25) and section 150.96, a **vehicle washing establishment** is only permitted below the ground floor;
- (M) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum Elevation listed in (i) to (v) below, to the highest point of the **building** or **structure**. The Canadian Geodetic Datum Elevation for each "block" as shown on Diagram 6 of By-law 1101-2022 are as follows:
  - (i) 86.5 metres for Block 1B;
  - (ii) 87.6 metres for Block 3B;
  - (iii) 82.6 metres for Block 4;
  - (iv) 85.5 metres for Block 5; and
  - (v) 85.0 metres from Block 6;
- (N) Despite regulation 40.10.40.10(1) and (7), the permitted maximum height and number of **storeys** of any **building** or **structure** is the height in metres and number of **storeys** specified by the number following the HT and ST symbol, respectively, as shown on Diagrams 10, 13, 14, 15 and 16 of By-law 1101-2022, except that:
  - (i) Despite regulation 40.5.40.10(8)(A), where a **building** has 60 or more **storeys**, equipment, **structures** or parts of a building listed in regulation 40.5.40.10 (4) located on the roof of the "tower" portion of a **building** may exceed the permitted maximum height for that **building** by 10.0 metres, if the total area of all equipment, **structures**, or parts on the roof of the "tower" portion of the **building** cover no more than 450 square metres, measured horizontally; and
  - (ii) Despite (N)(i) above and for Block 1B only, despite regulation 40.5.40.10(8)(A) the permitted maximum coverage of 450 square metres does not apply to the portion of the **building** labelled HT 147, ST 46 on Diagram 10 of By-law 1101-2022;
  - (iii) For Block 1B only, despite regulation 40.5.40.10(5)(A) the total area of all equipment, **structures**, or parts of a **building** may cover no more than 50 percent of the area of the roof measured horizontally where they are located on roofs of "mid-rise building area 2" and 35 percent where they are located on roofs of "mid-rise building area 3";
  - (iv) for Block 1B only, regulations 40.5.40.10(5)(B), with regards to the horizontal restriction of 20 percent of the width of the **building's main walls**, does not apply;
  - (v) For Block 1B only, window washing equipment and **building** maintenance units are permitted to project beyond the permitted maximum height, which may be in addition to the permitted maximum height of and located on top of a mechanical penthouse;
  - (vi) Clause 40.5.40.10 prevails for "blocks" and elements not specified above;
  - (vii) Public art features and **landscaping** may exceed the maximum permitted height by 2.0 metres;
  - (viii) The "water tower" can exceed the permitted maximum height by 38.0 metres;
- (O) For the purpose of interpreting (N) above, vestibules providing rooftop access having a maximum **gross floor area** of 12.0 square metres, mechanical penthouses, stair enclosures and elevator overruns shall not constitute a **storey**;
- (P) In determining compliance with regulation 40.10.40.10(5) and (7), a mezzanine shall not constitute a **storey**;
- (Q) Despite regulation 40.10.40.10(5), the required minimum height of a **storey** containing **dwelling units** is 2.9 metres;
- (R) Despite regulation 40.10.40.40(1), the required minimum and permitted maximum **gross floor area** and **interior floor area** on Blocks 1B, 3B, 4, 5 and 6, as shown on Diagram 6 of By-law 1101-2022 is:



- (i) on Block 1B:
    - (a) a combined maximum of 97,400 square metres of **gross floor area** for residential uses is permitted on Blocks 1A and 1B; and
    - (b) a combined minimum of 26,600 square metres of **gross floor area** for non-residential uses is required on Blocks 1A and 1B;
  - (ii) on Block 3B:
    - (a) and 3B; and
    - (b) a combined minimum of 35,700 square metres of **gross floor area** for non-residential uses is required in Blocks 3A and 3B, of which a minimum of 625 square metres of **interior floor area** is required for a **day nursery** on Block 3B;
  - (iii) on Block 4:
    - (a) a maximum of 98,800 square metres of **gross floor area** for residential uses is permitted; and
    - (b) a minimum of 7,800 square metres of **gross floor area** for non-residential uses is required, of which a minimum of 1,200 square metres of **interior floor area** is required for a **library**;
  - (iv) on Block 5:
    - (a) a maximum of 49,200 square metres of **gross floor area** for residential uses is permitted; and
    - (b) a minimum of 9,000 square metres of **gross floor area** for non-residential uses is required, of which a minimum of 6,000 square metres of **interior floor area** is required for a **community centre**;
  - (v) on Block 6:
    - (a) a maximum of 54,100 square metres of **gross floor area** for residential uses is permitted;
    - (b) a minimum of 2,800 square metres of **gross floor area** for non-residential uses is required;
- (S) The permitted average "tower floor plate" and maximum "tower floor plate" for each "tower" as shown on Diagram 7 of By-law 1101-2022 is:
- (i) for Tower 2:
    - (a) an average "tower floor plate" of 800 square metres; and
    - (b) a maximum "tower floor plate" of 860 square metres;
  - (ii) for Tower 8:
    - (a) an average "tower floor plate" of 800 square metres; and
    - (b) a maximum "tower floor plate" of 950 square metres;
  - (iii) for Tower 9:
    - (a) an average "tower floor plate" of 800 square metres; and
    - (b) a maximum "tower floor plate" of 860 square metres;
  - (iv) for Tower 10:
    - (a) an average "tower floor plate" of 800 square metres; and
    - (b) a maximum "tower floor plate" of 900 square metres;
  - (v) for Tower 11:
    - (a) an average "tower floor plate" of 735 square metres; and
    - (b) a maximum "tower floor plate" of 740 square metres;
  - (vi) for Tower 12:
    - (a) an average "tower floor plate" of 800 square metres; and



- (b) a maximum "tower floor plate" of 890 square metres;
- (vii) for Tower 13:
  - (a) an average "tower floor plate" of 800 square metres; and
  - (b) a maximum "tower floor plate" of 880 square metres;
- (viii) for Tower 14:
  - (a) an average "tower floor plate" of 800 square metres; and
  - (b) a maximum "tower floor plate" of 915 square metres;
- (ix) for Tower 15:
  - (a) an average "tower floor plate" of 800 square metres; and
  - (b) a maximum "tower floor plate" of 930 square metres;
- (T) Despite regulation 40.10.40.70(1), the required minimum **building setbacks** and setbacks for the portion of a **building** or **structure** on Blocks 1B, 3B, 4, 5 and 6 as shown on Diagram 6 are shown in metres on Diagrams 10, 13, 14, 15 and 16 of By-law 1101-2022;
- (U) Despite (T) above, and in addition to Clause 40.10.40.60, public art features, window washing equipment, **building** maintenance units, and **landscaping** may encroach into the required **building setbacks**;
- (V) Despite regulation 40.10.40.80(1), the required minimum **building** separation distances on Blocks 1B, 3B, 4, 5 and 6 as shown on Diagram 6 are shown in metres on Diagrams 7, 10, 13, 14, 15 and 16 of By-law 1101-2022;
- (W) In addition to the requirements of (V) above, a minimum 11.0 metre separation distance is required between the windows of **dwelling units** (other than the window of a kitchen or bathroom) of the same **building**; and
  - (i) the required window separation shall not apply to windows on **main walls** which form an angle of 90 degrees or greater to each other, on a horizontal plane;
- (X) Despite regulation 40.10.80.10(1) and 40.10.80.20(2), surface **parking spaces** are not permitted;
- (Y) Despite regulation 40.10.100.10(1)(C) the number of **vehicle** accesses are restricted to:
  - (i) one access on Block 1B, from "Street C" as shown on Diagram 6 of By-law 1101-2022;
  - (ii) one access on Block 3B, from "Street A" as shown on Diagram 6 of By-law 1101-2022;
  - (iii) one access on Block 4, from "Street C" as shown on Diagram 6 of By-law 1101-2022;
  - (iv) one access on Block 5, from "Street D" as shown on Diagram 6 of By-law 1101-2022; and
  - (v) one access on Block 6, from "Street A" as shown on Diagram 6 of By-law 1101-2022;
- (Z) Despite regulation 200.5.1(2), **parking spaces** must be provided collectively for each use on each "block" as shown on Diagram 6 of By-law 1101-2022; and
  - (i) for the purpose of determining compliance with regulation 200.5.10.1(1) and Table 200.5.10.1, Blocks 1A and 1B are considered one "block" and Blocks 3A and 3B as shown on Diagram 6 of By-law 1101-2022 are considered one "block";
- (AA) Despite regulation 200.5.1.10(2), a maximum of 10 percent of the required **parking spaces** for each "block" as shown on Diagram 6 of By-law 1101-2022 that are obstructed on one side may have a minimum width of 2.6 metres;
- (BB) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on each "block" shown on Diagram 6 of By-law 1101-2022 as follows:
  - (i) a minimum of 0.4 **parking spaces** per **dwelling unit** for residential occupants;
  - (ii) Residential visitors and all other non-residential uses are subject to the **parking space** rates listed in regulation 200.5.10.1(1) and Table 200.5.10.1; and
  - (iii) Despite regulation 200.5.10.1(1) and Table 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
    - (a) a reduction of 4 residential occupant parking spaces will be permitted for each "car-share" parking space provided and that the maximum reduction permitted be capped by



the application of the following formula: (total number of dwelling units divided by 60,  
and rounded down to the nearest whole number);

- (CC) Despite regulation 220.5.1(2), **loading spaces** must be provided and maintained for each use on each "block" as shown on Diagram 6 of By-law 1101-2022; and
- (i) the required **loading space** rates may be collectively applied in both or either of Blocks 1A and 1B; and
  - (ii) the required **loading space** rates may be collectively applied in both or either of Blocks 3A and 3B;
- (DD) Despite regulation 220.5.1.10(1), the calculation of required **loading spaces** is based on the total **gross floor area** of each "block" as shown on Diagram 6 of By-law 1101-2022;
- (EE) Despite any regulation to the contrary, **loading spaces** must be provided below ground on Blocks 1B, 3B, 4, and 5 as shown on Diagram 6 of By-law 1101-2022 and may be provided above or below ground on Block 6 as shown on Diagram 6 of By-law 1101-2022, provided the **loading space** is located inside a **building**;
- (FF) Despite regulation 230.5.1.10(8), a **bicycle parking space** must be on the same "block" as shown on Diagram 6 of By-law 1101-2022 as the use for which it is required; and
- (i) for the purpose of determining compliance with regulation 230.5.1.10(8), Blocks 1A and 1B are considered one "block" and Blocks 3A and 3B as shown on Diagram 6 of By-law 1101-2022 are considered one "block".

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1101-2022 ]

(351) Exception CR 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 315-325 Spadina Avenue, if the requirements of Section 5 and Schedule A of By-law 917-2021 are complied with, none of the provisions of By-law 569-2013 apply to prevent the use or erection of a **mixed use building** that complies with Sections (B) to (X);
- (B) The **lot** comprises the lands delineated by heavy lines on Diagram 1 attached to By-law 917-2021;
- (C) Despite Regulation 40.10.40.40(1), the **gross floor area** of the **mixed use building** must not exceed 16,400 square metres, of which a maximum of 1,100 square metres may be used for non-residential uses;
- (D) The permitted maximum number of **dwelling units** is 219;
- (E) Of the total number of **dwelling units** provided:
  - (i) A minimum of 1 unit must be a four-bedroom **dwelling units** or larger;
  - (ii) A minimum of 21 of the units must be three-bedroom **dwelling units** or larger;
  - (iii) A minimum of 41 of the units must be two-bedroom **dwelling units** or larger; and
  - (iv) A minimum of 39 of the units must be one-bedroom **dwelling units** or larger;
- (F) A minimum of seven (7) non-residential units must be provided at the ground level, which are subject to the following requirements:
  - (i) A minimum of 6 must have frontage on Spadina Avenue;
  - (ii) entrances must be directly accessible from Spadina Avenue or D'Arcy Street;
  - (iii) units must not exceed a maximum permitted size of 150 square metres of **gross floor area**, with the exception of one unit which may have a maximum size of 250 square metres; and
  - (iv) units must not exceed a maximum width of 8.5 metres along Spadina Avenue, with the exception of one unit which may have a maximum width of 12 metres;
- (G) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 98.56 metres and the highest point of the **building** or **structure**;



- (H) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol "HT" as shown on Diagram 3 of By-law 917-2021;
- (I) Despite Regulations 40.5.40.10(3) to (7) and (H) above, the following elements and **structures** may project beyond the maximum height in metres specified by the numbers following the symbol "HT" as shown on Diagram 3 of By-law 917-2021, equal to the sum of the maximum permitted height plus the maximum permitted height of the projection:
- (i) within the 'Mechanical Zone' as shown on Diagram 3, mechanical and electrical room elements and **structures**, elevator overrun, elevator lobby and vestibule, emergency generators, heating and cooling vents, covered stairs and uses that support the adjoining outdoor **amenity space**, including vestibule, storage areas and a washroom may project a maximum of 6.0 metres;
  - (ii) **structures** on any roof used for maintenance or wind protection purposes may project a maximum of 3.0 metres;
  - (iii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project a maximum of 2.0 metres;
  - (iv) window washing equipment, safety anchors, lightning rods, safety railings, guard rails, railings, terraces, patios, landscape features, balustrades, bollards, ornamental or architectural features may project a maximum of 2.0 metres;
  - (v) satellite dishes, antennae, acoustical barriers, cabanas and trellises may project a maximum of 4.0 metres;
  - (vi) parapets, terrace guards/landscape planters and, vents, stacks, ladders, garbage chute vents and privacy fences between units may project a maximum of 2.0 metres; and
  - (vii) screening for mechanical and electrical equipment may project a maximum of 4.0 metres;
- (J) Despite Regulations 5.10.40.70(1) and (4), 40.5.40.70 and 40.10.40.70(2), the required minimum **building setbacks** for a **building** or **structure** are shown on Diagram 3 of By-law 917-2021;
- (K) Despite Regulation 40.10.40.60 and (J) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 917-2021:
- (i) cornices, lighting fixtures, awnings, ornamental elements, commercial signage, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, wheel chair ramps, stairs, stair enclosures, balconies, vents, underground garage ramps and their associated **structures**, fences, screens, landscaping, planter boxes, intake and exhaust vents may encroach up to a maximum of 1.5 metres; and
  - (ii) wind mitigation features including canopies and awnings may encroach no more than 3.0 metres into the minimum **building setbacks**;
- (L) Despite Regulation 40.10.40.1(1), residential **amenity space**, mail room, and lobby are permitted on the same storey as non-residential uses;
- (M) Despite Regulation 40.10.40.50(1)(A) and (B), **amenity space** must be provided at a minimum rate of:
- (i) 2.0 square metres per dwelling unit of indoor **amenity space**; and
  - (ii) 2.0 square metres per dwelling unit of outdoor **amenity space**;
- (N) Despite Regulation 200.5.10.1, Table 200.5.10.1 and 200.15.10(1), **parking spaces** for the **mixed use building** shall be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 34 **parking spaces** shall be provided, of which:
    - (a) a minimum of 24 **parking spaces** shall be provided for residents; and
    - (b) a minimum of 10 **parking spaces** are required to be provided and shared between visitors and non-residential uses;
- (O) Despite Regulation 200.5.1.10(2)(A) with respect to the required dimensions for **parking spaces**, a maximum of five (5) **parking spaces** are permitted with the following minimum dimensions:
- (i) Length – 4.88 metres;
  - (ii) Width – 2.44 metres; and
  - (iii) Vertical clearance – 2.0 metres;



- (P) Despite Regulation 200.5.1.10(2)(A)(iv) **parking spaces** may be obstructed on one or two sides and may have the following minimum dimensions:
- (i) Length – 5.6 metres;
  - (ii) Width – 2.6 metres; and
  - (iii) Vertical clearance – 2.0 metres;
- (Q) Despite Regulation 220.5.10.1(3), 1 **loading space** Type "G" shall be provided and maintained on the **lot** and may be shared between the residential and non-residential uses;
- (R) Despite Regulation 40.10.100.10(1)(C), more than one **vehicle** access is permitted;
- (S) Despite Regulation 40.10.90.10(1) and (2), a **loading space** is permitted in a **rear yard** abutting a Residential Zone category and may be accessed via the adjacent **lane**;
- (T) Despite Regulation 40.5.40.60(1), a canopy, awning or similar **structure** for wind mitigation purposes, with or without structural support, may encroach into a required minimum **building setback** that abuts a **street**, if no part of the canopy, awning or similar **structure** is located more than 8.0 metres above the elevation of the ground directly below it;
- (U) Despite Regulation 40.40.40.1(6), the entrance of a **retail store** may be located within 12.0 metres of the Residential Zone category;
- (V) Despite 40.10.50.10(1) and (3), no **landscaping** is required abutting the Residential Zone category;
- (W) Despite Regulations 230.5.1.10(7), change and shower facilities are not required; and
- (X) Despite Regulations 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** for the **mixed-use building** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.9 "long term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.1 "short term" **bicycle parking spaces** for each **dwelling unit**;
  - (iii) a minimum of 3 plus 0.3 spaces "short term" **bicycle parking spaces** per 100 square metres of **gross floor area** for **retail stores**; and
  - (iv) a minimum of 0.2 "long term" **bicycle parking spaces** per 100 square metres of **gross floor area** for retail stores.

Prevailing By-laws and Prevailing Sections: [ By-law: 917-2021 Enacted ]

(352) Exception CR 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 319, 321 and 323 Jarvis Street, a **residential** or **mixed-use building** may be constructed, used, or enlarged in compliance with (B) to (T) below;
- (B) Despite regulations 40.5.40.10(4) and (5), and 40.01.04.10(1), the permitted maximum height of any **building** or **structure** is the height in metres specified by the number following the HT symbol as shown on Diagram 3, attached to By-law 525-2021(LPAT);
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 93.1 metres and the highest point of the **building** or **structure**;
- (D) Despite regulations 40.5.40.10 (4), (6) and (8), 40.10.40.10(2) and 40.5.40.10(4) and (5), and (C) above, the following elements of a **building** or **structure** may project above the permitted maximum height shown on Diagram 3 of By-law 525-2021(LPAT) by 7.5 metres:
- (i) Architectural features, awnings, balconies, bicycle racks, bollards, canopies, chimneys, cornices, eaves, elevator enclosures and overruns, fences, green roof, guardrails, landscape and public art features, lighting fixtures, mechanical penthouses, ornamental elements, parapets, pipes, planters, platforms, railings, retaining walls, screens, stacks, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated structures, vents, walkways, wheel chair ramps, wind protection, window sills, and window washing equipment; and
  - (ii) Elements or structures on any portion of a roof used for outside or open air recreation, including required residential **amenity space**;



- (E) Despite regulation 5.10.40.70 and 40.10.40.70(2) and 40.10.50.10(3), no part of any **building** or **structure** erected or used above **established grade** is permitted to be located outside the areas delineated by heavy lines as shown on Diagram 3, attached to By-law 525-2021(LPAT) and the required minimum **building setbacks** are as shown on Diagram 3 of By-law 525-2021(LPAT);
- (F) Despite regulation 40.10.40.10(5), the minimum height of the first **storey** for the portion of the **building** excluding the lobby and loading areas is 3.5 metres, measured from the top of slab of the first **storey** to the bottom of slab of the floor above;
- (G) Despite regulation 40.5.40.60(1) and Clause 40.10.40.60 and (E) above, the following elements are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 525-2021(LPAT):
  - (i) Canopies, site servicing features, lighting fixtures, awnings, ornamental elements, architectural features, window sills, planters, guardrails, railings, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated structures, walkways, window sills, window washing equipment, bicycle racks, wheel chair ramps, vents, screens, and landscape features, may encroach up to a maximum of 7.5 metres;
- (H) Despite Regulation 40.10.40.40(1) the total **gross floor area** of all **buildings** and **structures** must not exceed a maximum of 33,750 square metres;
- (I) Despite regulations 40.10.40.50(1) and (2), a minimum of 914 square metres of indoor **amenity space** and a minimum of 914 square metres of outdoor **amenity space** must be provided;
- (J) 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:
  - (i) a minimum of 71 **parking spaces** for the residents of the **building**;
  - (ii) a minimum of 5 **parking spaces** for non-residential uses or for visitors to the **dwelling units**;
- (K) The **parking spaces** required to be provided under subsection (I)(ii) above may be provided within a **public parking** facility;
- (L) Despite Section 200.5.1.10.(2)(A)(iv), a maximum of 12 **parking spaces** which are obstructed on one or two sides are permitted, which may have minimum dimensions of 5.6 metres in length and 2.6 metres in width;
- (M) Despite Regulation 200.15.1(1) and (3), accessible **parking spaces** 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;
- (N) Despite regulation 200.15.1(4), the nearest point of an accessible **parking space** must be located no more than 15.0 metres, from the nearest point of a barrier-free elevator that provides access to the first **storey** of the **building**;
- (O) Despite regulation 220.5.10.1(2), a minimum of one Type "G" **loading space** shall be provided and maintained;
- (P) Despite regulation 230.5.10.1(1), (5) and Table 230.5.10.1, **bicycle parking spaces** must be provided and maintained in accordance with the following:
  - (i) A minimum of 411 "long-term" **bicycle parking spaces**; and
  - (ii) A minimum of 47 "short-term" **bicycle parking spaces**;
- (Q) Regulation 230.5.1.10(9) with respect to the location of "long-term" **bicycle parking spaces** does not apply;
- (R) Regulation 230.40.1.20(2) with respect to the location of "short-term" **bicycle parking spaces** does not apply;
- (S) Despite regulations 230.5.1.10(4) and (10), **bicycle parking spaces** must be provided and maintained in accordance with the following:
  - (i) both "long-term" and "short-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space**;
  - (ii) "short-term" **bicycle parking spaces** may be located indoors or outdoors in an enclosed or secured room or enclosure; and



- (iii) a **bicycle parking space** oriented in a horizontal position must have a minimum length of 1.8 metres, a minimum width of 0.5 metres and a minimum vertical clearance of 1.9 metres; a **bicycle parking space** oriented in a vertical position must have a minimum length or vertical clearance of 1.9 metres, a minimum width of 0.5 metres and a minimum horizontal clearance from the wall of 1.2 metres; and

(T) Article 600.10.10 Building Setback Overlay District "A", does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1)66 of former City of Toronto By-law 438-86; and
- (B) Section 12(1)232 of former City of Toronto By-law 438-86. [ By-law: 525-2021(LPAT) ]

(354) 354) Exception CR 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) On 2810, 2812 and 2814 Bayview Avenue, if the requirements of By-law 1168-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (R) below;
- (B) For the purposes of Regulation 5.10.30.20(2), the **lot line** abutting Bayview Avenue is the **front lot line**;
- (C) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 5,500 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 5,500 square metres.
- (D) Despite Clause 40.10.30.40, the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 70 percent;
- (E) Despite Regulation 40.10.40.1(6)(A), a pedestrian access may be located less than 12 metres from a lot in the Residential zone category;
- (F) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 176.43 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite Regulations 40.10.40.10(2) and (7), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" and the number in **storeys** following the letters "ST" as shown on Diagram 3 of By-law 1168-2022(OLT);
  - (i) For the purpose of this exception, a mechanical penthouse does not constitute a **storey**.
- (H) Despite Regulations 40.5.40.10(3) to (8) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1168-2022(OLT):
  - (i) Window washing equipment, antennae, flagpoles, lightning rods, and satellite dishes, by a maximum of 5.0 metres;
  - (ii) Equipment used for the functional operation of the **building**, mechanical penthouses, heating, cooling or ventilating equipment, towers, stacks, and associated components, make-up air units, emergency generator and lighting fixtures, or fences, walls, or **structures** enclosing, screening, or covering such elements, by a maximum of 6.0 metres;
  - (iii) Stairs, stair enclosures, elevators and associated components, and elevator lobbies/entrances for the purposes of accessing the rooftop, by a maximum of 6.0 metres;
  - (iv) Terraces, patios, planters, balustrades, bollards, stairs, accessory structures, mechanical equipment and fans, retaining walls, wheelchair ramps, ornamental or architectural features, **structures** and elements related to outdoor patios, roofing assembly, landscape features, garbage chutes and vents, and roofs, by a maximum of 1.5 metres;
  - (v) Ornamental elements, parapets, guardrails, safety railings, vents, stacks, fences, wind, noise or privacy screens/mitigation measures, chimneys or flues, access roof hatch, trellises, private terrace dividers, cabanas, or outdoor furniture, by a maximum of 3.0 metres; and
  - (vi) Elements of the roof of the **building** or **structure** used for **green roof** technology, landscape elements, thermal insulation, roof ballast, and skylights, by a maximum of 1.0 metres.



- (I) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres;
- (J) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.0 square metres per **dwelling unit**, of which:
  - (i) At least 2.0 square metres for each **dwelling unit** is indoor **amenity space**; and
  - (ii) At least 1.0 square metres for each **dwelling unit** is outdoor **amenity space**.
- (K) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1168-2022(OLT);
- (L) Despite Clause 40.10.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) Ornamental cladding to a maximum of 0.4 metres;
  - (ii) Eaves, cornices, roof overhangs, lighting fixtures, pilasters, chimney breasts, bay windows, window sills and other minor architectural projections, to a maximum of 0.5 metres;
  - (iii) Balconies, awnings and canopies, provided a minimum setback of 1.0 metres from a **lot line** is maintained; and
  - (iv) At-grade decks, patios, terraces and retaining walls, pergolas, trellises, exterior stairways, wheelchair ramps, stair enclosures, guardrails, balustrades, safety railings, bollards, fences, landscape elements, retaining walls, electrical transformers, and **structures** used for the ventilation of an underground parking facility.
- (M) Despite Regulation 40.10.40.60(9) and 40.10.40.70(2)(E), a part of the **building** housing the mechanical equipment for the elevator with a maximum width of 7.0 metres may be permitted to penetrate the **angular plane** above the seventh **storey** to a maximum height of 6.0 metres;
- (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 rates:
  - (i) A maximum of 30 resident **parking spaces**; and
  - (ii) A maximum of 6 visitor **parking spaces**.
- (O) Despite Regulation 200.5.1.10(2), the vertical clearance of a **parking space** may be obstructed by such facilities intended to be used for a suspended **bicycle parking space** for the exclusive use of the owner of the **parking space**.
- (P) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** must have a minimum width of 0.4 metres and a minimum length of 1.8 metres.
- (Q) Despite Regulation 40.10.50.10(3), a strip of land used only for **landscaping** and **soft landscaping** must be provided as follows:
  - (i) along the north **lot line** with a minimum width of 1.0 metre;
  - (ii) along the west **lot line** with a minimum width of 1.4 metres; and
  - (iii) a retaining wall, fence, wind or acoustic barrier, planter, or curb are permitted within this area.
- (R) Despite Regulation 40.10.80.20(2), a **parking space** must be set back at least 1.4 metres from a **lot** in the Residential Zone category.

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

(356) Exception CR 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) On lands known municipally as 55 Eglinton Avenue East, if the requirements of Section 8 and Schedule A of By-law 883-2021(OLT) are complied with, a **building, structure**, addition or enlargement is permitted in compliance with (B) to (BB) below;
- (B) Despite Regulations 40.5.1.10(3) and 40.10.40.40(1) and (3), the maximum **gross floor area** of all **buildings** and **structures** permitted on the **lot** is 41,300 square metres, provided that:
  - (i) a minimum of 6,314 square metres of **gross floor area** is provided for office uses; and



- (ii) a maximum of 400 square metres of **gross floor area** on the **first floor** may be devoted to **retail store** and **retail service** uses;
- (C) In addition to the exclusions listed in Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by:
  - (i) all **bicycle parking spaces** at or above-ground;
  - (ii) all indoor **amenity space** in excess of that required by By-law 883-2021(OLT); and
  - (iii) all shower/change facilities provided;
- (D) Despite Regulation 40.10.40.10(7), a maximum of 50 **storeys** is permitted, excluding mezzanine levels, interstitial structural and mechanical levels, and **amenity space** at the mechanical penthouse level;
- (E) Despite Regulation 40.5.40.10(8)(C), the permitted maximum **gross floor area** of each **storey** constructed above a Canadian Geodetic Datum elevation of 206.0 metres is 788 square metres, subject to the **gross floor area** exclusions of Regulation 40.5.40.40(3) and (C) above, as applied to each **storey**;
- (F) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured between the Canadian Geodetic Datum elevation of 163.0 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite Regulations 40.10.40.10(2) and 40.10.40.70(2)(E), (F) and (G), the maximum permitted height of a **building** or **structure** is specified in metres by the numbers following the symbol "HT" on Diagram 3 attached to By-law 883-2021(OLT);
- (H) Despite (G) above and Regulations 40.5.40.10(4), (5), (6), (7) and (8), 40.10.40.10(2), 40.10.40.70(2)(E), (F) and (G) and 40.10.40.60(9), the following **building** elements and **structures** are not subject to area restrictions and may exceed all height limits, with the exception of the 177.9 metres height limit, shown on Diagram 3 of By-law 883-2021(OLT):
  - (i) eaves, canopies, cornices, light fixtures, awnings, architectural features, **structures** used for outside or open air recreation, trellises, mechanical and architectural screens, chimneys, vents, stacks, transformer vaults, ornamental elements, architectural elements, landscape elements, elements and **structures** associated with a **green roof**, stairs, covered/enclosed stairwells, stairs and stair enclosures associated with an entrance or exit from an underground **parking garage**, underground garage ramps and their associated **structures**, public art, window washing equipment and crane structures, solar panels and equipment, lightning rods, satellite dishes, utility, mechanical and ventilation equipment, roof access, and maintenance equipment storage by a maximum of 6.5 metres; and
  - (ii) fences, safety railings and other elements or **structures** on the roof of the **building** used for safety or wind protection and mitigation purposes, parapets, bollards, balustrades, seating areas, privacy screens, guardrails, terraces, terrace guards, platforms, wheelchair ramps, retaining walls, roof drainage, and planters by a maximum of 3.0 metres;
- (I) Despite (G) and (H) above and Regulations 40.5.40.10(4), (5), (6), (7) and (8), 40.10.40.10(2), 40.10.40.70(2)(E), (F) and (G), and 40.10.40.60(9), the following **building** elements and **structures** are not subject to area restrictions and may exceed the 177.9 metres height limit shown on Diagram 3 of By-law 883-2021(OLT):
  - (i) elements and **structures** associated with a **green roof**, lightning rods, antennae, flagpoles, satellite dishes, cornices, parapets, chimneys, vents, stacks, window washing equipment and crane **structures**, stair enclosure and stairs exclusively for access to maintain the **green roof** on the top of the mechanical penthouse by a maximum of 6.5 metres; and
  - (ii) fences, safety railings and other elements or **structures** on the roof of the **building** used for safety purposes by a maximum of 3.0 metres;
- (J) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, is 3.75 metres, measured from the floor level above ground to the mezzanine floor level;
- (K) Despite Clause 40.5.40.70 and Regulation 40.10.40.70(2), the required above-ground minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 883-2021(OLT);
- (L) Despite (K) above, Clauses 40.5.40.60, 40.5.40.70 and 40.10.40.60, and Regulations 5.10.40.70(1) and 40.10.40.70(2), the following may encroach into the required minimum **building setbacks**;



- (i) louvres, cornices, light fixtures, damper equipment to reduce **building** movement, ornamental elements, parapets, trellises, balconies, eaves, window sills, guardrails, balustrades, window washing equipment and crane **structures**, railings, stairs, stair enclosures, doors, wheelchair ramps, screens, air vents and air intakes and site servicing features by a maximum of 2.5 metres; and
  - (ii) **loading spaces**, art and landscape features, patios, decks, terraces, planters, awnings and canopies, pillars, columns and other **structural** elements, railings, fences, ventilation shafts, site servicing features, elements required for the functional operation of the **building** and underground garage ramps and associated **structures**;
- (M) Despite (L) above, no balconies are permitted within 10 metres of the east **lot line**, and no balconies or windows are permitted on the west elevation of any **building** or **structure** on the **lot** below a height of 202.5 metres Canadian Geodetic Datum elevation;
- (N) Despite (K) above, Regulations 5.10.40.70(1) and (4) and 40.10.40.60(2), (3), (4), (5), (7) and (8), and Clause 40.5.40.60:
  - (i) the **main wall** of a **building** will be set back a minimum of 2.6 metres from the **front lot line** between ground level and 6.5 metres in height within Area 'A' shown on Diagram 3 of By-law 883-2021(OLT); and
  - (ii) **structural** elements, including but not limited to those that support the **building** and the elements identified in (L) above are permitted to encroach into the **building setback** required in (N)(i) above;
- (O) A minimum of 30 percent of **dwelling units** must be two-bedroom or three-bedroom **dwelling units**, or a combination thereof;
- (P) Despite Regulations 40.5.80.1(1), 200.5.1(2), Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
  - (i) a minimum of 0.23 **parking spaces** per **dwelling unit** for the use of residents of the **building**;
  - (ii) no **parking spaces** are required for residential visitors; and
  - (iii) no **parking spaces** are required for non-residential uses;
- (Q) Despite Regulation 200.5.1(3) and 200.5.1.10(2)(B), the minimum width of a **parking space** may be 2.6 metres where accessed by a two way **drive aisle** that has a minimum width of 5.5 metres;
- (R) Despite Regulation 200.5.1.10(2) and (Q) above, a maximum of 10 percent of the total **parking spaces** provided and maintained on the **lot** may have a minimum width of 2.6 metres, despite being obstructed in accordance with Regulation 200.5.1.10(2)(D);
- (S) Despite Regulations 200.5.1.10(2)(A) and (D), Electric Vehicle Infrastructure, including electric vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- (T) For each car-share parking space provided, the minimum number of required **parking spaces** for residents required pursuant to (P) above may be reduced by four (4) **parking spaces**, up to a maximum of seven (7) car-share parking spaces;
- (U) Despite Regulation 200.15.10(1), a minimum of six accessible **parking spaces** are required;
- (V) Despite Article 200.15.1, an accessible **parking space** must comply with the following:
  - (i) minimum length of 5.6 metres;
  - (ii) minimum width of 3.4 metres;
  - (iii) minimum vertical clearance of 2.1 metres; and
  - (iv) at least one side of the length of an accessible **parking space** must be adjacent to a 1.5 metres wide accessible barrier free aisle;
- (W) Despite Regulations 200.15.1(4) and 200.15.1.5(1), accessible **parking spaces** are not required to be the **parking spaces** closest to a barrier free entrance to a **building** or passenger elevator or be the shortest route from such entrance or elevator;
- (X) Despite Regulation 40.5.80.10(1), the required **parking spaces** may be located off-site within 500 metres of the **lot**;
- (Y) Despite Regulations 230.5.1.10(9) and (10) and Clause 230.40.1.20, long-term and a short-term **bicycle parking spaces** may be:



- (i) provided in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions;
  - (ii) located within a secured room or area on any floor of the **building** above or below ground level; and
  - (iii) located more than 30 metres from a pedestrian entrance;
- (Z) Despite Regulations 230.5.1.10(4) and (5), a **stacked bicycle parking space** must have the following minimum dimensions:
- (i) length of 1.8 metres;
  - (ii) width of 0.45 metres; and
  - (iii) height of 1.2 metres;
- (AA) Despite Regulation 40.10.40.1(6), an entrance to a **bicycle parking space** storage room may be located within 12.0 metres of a **lot** in the Residential Zone category or the Residential Apartment Zone category; and
- (BB) Despite Article 220.5.10, one Type "G" **loading space** and one Type "C" **loading space** must be provided and maintained on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 883-2021(OLT) ]

(357) Exception CR 357

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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, the only uses permitted are:
- (i) **financial institution**;
  - (ii) office;
  - (iii) **personal service shop**;
  - (iv) **place of worship**;
  - (v) **eating establishment**;
  - (vi) **take-out eating establishment**;
  - (vii) **recreation use**;
  - (viii) **retail store**;
  - (ix) **day nursery**;
  - (x) private home day care; and
  - (xi) **dwelling units** in an **apartment building**; and
- (B) The maximum number of **dwelling units** permitted is 252;
- (C) The minimum **building setback** is:
- (i) 3.0 from a **side lot line**; and
  - (ii) 3.0 metres from a **lot line** that abuts a **street**; and
- (D) Parking for **dwelling units** must be provided at a minimum rate of 1.4 **parking spaces** per **dwelling units** of which:
- (i) a minimum of 1.2 **parking spaces** per **dwelling unit** must be for residents; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors.

Prevailing By-laws and Prevailing Sections:

- (A) Performance standard number 1635 of Performance Standard Chart - Schedule 'B', and Exception number 222 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 24982 prevail.

(358) Exception CR 358



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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, the only uses permitted are:
- (i) **financial institution**;
  - (ii) office;
  - (iii) **personal service shop**;
  - (iv) **place of worship**;
  - (v) **eating establishment**;
  - (vi) **take-out eating establishment**;
  - (vii) **recreation use**;
  - (viii) **retail store**;
  - (ix) **day nursery**;
  - (x) private home day care; and
  - (xi) **dwelling units** in an **apartment building**; and
- (B) The maximum number of **dwelling units** permitted is 252;
- (C) The minimum **building setback** is:
- (i) 3.0 from a **side lot line**; and
  - (ii) 3.0 metres from a **lot line** that abuts a **street**; and
- (D) Parking for **dwelling units** must be provided at a minimum rate of 1.4 **parking spaces** per **dwelling units** of which:
- (i) a minimum of 1.2 **parking spaces** per **dwelling unit** must be for residents; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors.

Prevailing By-laws and Prevailing Sections:

- (A) Performance standard number 1635 of Performance Standard Chart - Schedule 'B' of former City of Scarborough zoning by-law 24982.

(359) Exception CR 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) On 111-125 River Street as shown on Diagram 1 of this By-law, if the requirements of Section 6 and Schedule A of By-law 839-2021 are complied with, a **mixed use building** may be constructed in compliance with Sections (B) to (U) below;
- (B) Despite Clause 40.10.40.40, the **gross floor area** of all **buildings** and structures on the lot must not exceed 27,800 square metres, whereby:
- (i) The maximum residential **gross floor area** on the **lot** must not exceed 27,600 square metres; and
  - (ii) The maximum non-residential **gross floor area** on the **lot** must not exceed 200 square metres;
- (C) The permitted maximum number of **dwelling units** is 433;
- (D) Of the total number of **dwelling units** provided:
- (i) A minimum of 15 percent must be two-bedroom **dwelling units**;
  - (ii) A minimum of 10 percent must be three-bedroom **dwelling units** or larger; and
  - (iii) An additional minimum of 15 percent must be either two or three-bedroom **dwelling units** or larger;



- (E) Despite Regulation 40.5.40.10(1), the height of the **building** is the vertical distance between a Canadian Geodetic Datum elevation of 85.55 metres and the elevation of the highest point of the **building**;
- (F) Despite Clause 40.10.40.10(2), the permitted maximum height of any **building** or **structure** is the height in metres specified by the numbers following the symbols HT, as shown on Diagram 3 of By-law 839-2021;
- (G) Despite clause 40.5.40.10, regulation 40.10.40.10 (2) and Section (F) above, no portion of any **building** or **structure** on the **lot** may have a height greater than the maximum permitted height in metres specified by the number following the "HT" symbol as shown on Diagram 3 of By-law 839-2021, with the exception of:
- (i) wind screens, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, vestibules providing rooftop access, screens, stairs, roof drainage, window sills, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, **landscaping**, and elements of a **green roof**, which may project up to 3.0 metres above the height limits shown on Diagram 3;
  - (ii) elevator overruns, mechanical penthouses, mechanical equipment and any associated enclosure **structures**, which may project up to 6.0 metres above the height limits shown on Diagram 3 within the area outlined as "MPH"; and
  - (iii) access stairs and cumulative residential **gross floor area** up to a maximum of 100 square metres is permitted on the north and south side of the mechanical penthouse;
- (H) Despite regulations 40.5.40.10 (5) the total area of the mechanical penthouse containing equipment and **structures** used for the functional operation of the **building** described in 40.5.40.10(4) may exceed 30 percent of the area of the roof provided it is located within the area outlined as "MPH" on Diagram 3 By-law 839-2021;
- (I) Despite regulations 40.5.40.70 and 40.10.40.70(2), the required minimum **building setbacks** for a **building** or **structure** are shown on Diagram 3 of By-law 839-2021;
- (J) Despite regulations 40.10.40.60, 40.10.40.70 (2), Section (I) above and 600.10.10(1), the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 839-2021:
- (i) cornices, light fixtures, ornamental elements, cladding, parapets, eaves, and window sills may encroach into a **building setback** to a maximum of 0.5 metres;
  - (ii) awnings, landscape features, trellises, ventilation shafts, railings, stairs, stair enclosures, doors, wheel chair ramps, canopies, and underground garage ramps, architectural feature wall, and wall mounted public art may encroach into a **building setback** to a maximum of 2.0 metres; and
  - (iii) above a **building** height of 24.0 metres, balconies may encroach into a **building setback** by a maximum of 1.65 metres;
- (K) Despite regulation 40.10.40.50 (1), **amenity space** must be provided in accordance with the following:
- (i) a minimum of 790 square metres of indoor **amenity space** must be provided; and
  - (ii) a minimum of 465 square metres of outdoor **amenity space** must be provided;
- (L) Despite regulations 40.10.40.1(1) residential uses are permitted on the same level as non-residential use portions;
- (M) Despite regulations 200.5.10.1, 200.15.10(1) and Table 200.5.10.1, **vehicle parking spaces** shall be provided on the **lot** in accordance with the following:
- (i) a minimum of 48 **parking spaces** will be provided for residents;
  - (ii) a minimum of 25 **parking spaces** will be required for visitors and the non-residential uses combined;
  - (iii) a minimum of 4 "car-share parking spaces"; and
  - (iv) for the purposes of this exception, "car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or nonprofit car sharing organization and where the organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee which may or may not be refundable, and "car share parking space" means a **parking space**



exclusively reserved and used for car share purposes where the **vehicle** is accessible to at least the occupants of the **building**;

- (N) Despite regulation 200.15.10(1), accessible **parking spaces** shall be provided as follows:
- (i) of the required parking spaces under (M) above, a minimum of 3 accessible **parking spaces** must be provided in the underground **parking garage**;
- (O) **Parking spaces** for visitors or non-residential uses may be provided in a commercial **parking garage**;
- (P) Required **parking spaces** under (M) above may be provided within an "automated parking garage":
- (i) "automated parking garage" means a mechanical system for the purpose of parking and retrieving **vehicles** without drivers in the **vehicle** during parking and without the use of ramps or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of **vehicles** on parking pallets;
- (Q) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 15 percent of the total **parking spaces** may be obstructed on one or two sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (R) Despite regulations 230.5.1.10, 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** shall be provided on the **lot** in accordance with the following:
- (i) a minimum of 390 **bicycle parking spaces** will be provided for residents; and
  - (ii) a minimum of 44 visitor **bicycle parking spaces** will be provided;
- (S) Despite regulation 230.5.1.10(4)(C) a **stacked bicycle parking space** shall have the following minimum dimensions:
- (i) length of 1.8 metres;
  - (ii) width of 0.6 metres or 0.2 metres if provided in a staggered track system; and
  - (iii) vertical clearance of 1.2 metres for each **bicycle parking space**;
- (T) Despite regulations 220.5.10.1(2) a minimum of one Type "G" **loading space** must be provided; and
- (U) Despite regulations 200.5.1.10(12)(c) **vehicle** entrances or exits to the **building** may be located 0 metres from the **lot line** abutting Mark Street;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 839-2021 ]

(360) Exception CR 360

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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, the only permitted uses are **vehicle fuel station** and **retail store**;
- (B) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(361) Exception CR 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) In addition to the uses permitted under 40.10.20.10 and 40.10.20.20, a **building** on the **lot** may be used for any use permitted under 60.10.20.10 and 60.10.20.20;
- (B) Despite 40.10.40.40(1), the total **gross floor area** of all **dwelling units** on the **lot** must not exceed 50 percent of the total **gross floor area** on the **lot**;
- (C) Despite 40.10.40.1(1) and By-law 607-2015, **dwelling units** are not permitted on the **first floor**;
- (D) Despite (B) and (C) above, **dwelling units** lawfully existing prior to existing or authorized on or before October 4, 2021 are permitted;



(E) A **building** must comply with the following requirements:

- (i) a **building** must have a minimum height of 2 **storeys** and 8.5 metres;
- (ii) for the purposes of this Exception, a level of a **building** containing only mechanical, electrical or other equipment or space used for the functional operation of a **building** shall not constitute a **storey**;
- (iii) despite 40.10.40.70(2), if a **lot** subject to this Exception abuts a **lot** in the Residential Zone category or is separated from a **lot** in the Residential Zone category by a **lane**, no part of a **building** or **structure** above the fourth **storey** may penetrate a 45-degree **angular plane** measured from the **rear lot line** of the **lot** in the Residential Zone category, starting at the height of the average elevation of the ground along the **rear lot line**;
- (iv) the required minimum height of the **first floor** of a **building**, measured between the top of the floor of the first **storey** and the top of the floor of the second **storey**, is 4.5 metres;
- (v) within the **front yard** at the ground floor level, the minimum required height to the underside of a 2nd **storey** which projects above the required **front yard setback** measured at the ground floor level, is 4.0 metres measured from the height of the average elevation of the ground along the **front lot line**;
- (vi) the minimum required height of any **storey** located above the **first floor** and used for a non-residential use is 4.0 metres, measured from the top of the floor of the **storey** to the top of the floor of the **storey** above;
- (vii) despite 40.10.40.70(2), the required minimum **rear yard setback** is 7.5 metres from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category;
- (viii) despite 40.10.40.60(1) where a **rear lot line** abuts a **lot** in the Residential Zone, a porch, balcony or similar structure may not encroach into the required **rear yard setback**;
- (ix) despite 40.10.40.70(2) and (viii) above, the required minimum **rear yard setback** for any part of a **building** located above the second **storey** is 12.5 metres from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category;
- (x) despite 40.10.40.70(2), the minimum **front yard setback** on the **first floor** and above the third **storey** is 3 metres and the minimum **front yard setback** on the second **storey** and third **storey** is 0 metres;
- (xi) despite 40.10.40.70(2), where a **main wall** of a **building** contains window openings, a **main wall** must be set back 5.5 metres from a **side lot line** that does not face a **street**, otherwise no setback is required; and
- (xii) despite 40.10.50.10(3), a minimum 2.0 metre wide strip of **landscaping** must be provided along the entire length of the **rear lot line** where the **lot line** abuts a **lot** in the Residential Zone category;

(F) Despite 40.10.40.10(1), the maximum floor space index indicated on the zone label on Diagram 2 of By-law 779-2021, the maximum floor space index does not apply to a **building** that complies with (E) above; and

(G) Despite 40.10.20.100(21), an **outdoor patio** is permitted if it complies with the following conditions:

- (i) it must be in association with an **eating establishment** or **take-out eating establishment** on the same **lot**;
- (ii) it must be set back at least 30.0 metres from a **lot** in the Residential Zone category;
- (iii) despite regulation (ii) above, an **outdoor patio** located above the first **storey** of the **building**, must be at least 40.0 metres, measured horizontally, from a **lot** in the Residential Zone category;
- (iv) in the **rear yard** of a **lot** that abuts a **lot** in the Residential Zone category a fence must be installed along the portion of the **outdoor patio** parallel to the **rear lot line**;
- (v) if a lawfully existing **outdoor patio** is closer to a **lot** than the setbacks required in (ii) or (iii) above, then that lawfully existing setback is the minimum required setback for that lawfully existing **outdoor patio**; and
- (vi) despite 200.5.10.1, an **outdoor patio** permitted in accordance with (i) and (ii) above and located in the **front yard** may occupy an area otherwise used for up to 2 required non-residential **parking spaces**.



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 779-2021 ]

(362) Exception CR 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) On 250 Danforth Road, as shown on Diagram 1 of By-law 154-2023, if the requirements of Section 12 and Schedule A of By-law 154-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (P) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 148.80 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10 (3)(B) and 40.10.40.10(7)(B), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres and the permitted maximum number of **storeys** is the number following the ST symbol as shown on Diagram 3 of by-law 154-2023; and
  - (i) for the purpose of this exception, a mezzanine, mechanical penthouse or enclosed roof access does not constitute a **storey**;
- (D) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) equipment used for the functional operation of the building including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents may project above the height limits to a maximum of 6.5 metres;
  - (ii) structures that enclose, screen or cover the equipment, structures and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 6.5 metres;
  - (iii) architectural features, parapets, and elements and structures associated with a **green roof** may project above the height limits to a maximum of 2.5 metres;
  - (iv) building maintenance units and window washing equipment may project above the height limits to a maximum of 3.0 metres;
  - (v) planters, **landscaping** features, ornamental or architectural features, patios, cabanas, planters, safety and guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 2.5 metres; and
  - (vi) trellises, pergolas, public art features, lighting fixtures, ramps, stairs or stair enclosures, mechanical lift and unenclosed structures providing safety, noise or wind protection to rooftop amenity space may project above the height limits to a maximum of 3.0 metres;
- (E) Despite Regulation 40.10.40.10(5), the required minimum floor to ceiling height of the first **storey** is 3.0 metres, provided that the residential lobby has a minimum floor to ceiling height of 3.6 metres and the **retail store** and the **home occupation** units have a minimum floor to ceiling height of 4.0 metres, and:
  - (i) for the purpose of this exception, a mezzanine, mechanical penthouse or enclosed roof access does not constitute a **storey**.
- (F) Regulation 40.10.40.1(2) with respect to the location of entrances and **first floor** elevation for non-residential uses does not apply;
- (G) Despite regulation 40.10.40.1(1), residential use portions of the **building** may be located adjacent to non-residential use portions on the ground floor of the **building**;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** for all **buildings** and **structures** on the lot is 14,500 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 14,360 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 140 square metres;



- (I) Regulation 40.10.40.1(6) with respect to the location of entrances when abutting residential does not apply;
- (J) Despite Regulation 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
  - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which at least 310 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**.
- (K) Despite Regulation 40.10.40.70 (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of by-law 154-2023;
- (L) Despite Regulation 40.10.40.80 (2), the required separation of **main walls** are as shown in metres on Diagram 3 of by-law 154-2023;
- (M) Despite Clause 40.10.40.60 and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
  - (i) decks, porches, and balconies, to a maximum extent of 2.2 metres;
  - (ii) canopies and awnings, to a maximum extent of 2.2 metres;
  - (iii) exterior stairs, access ramps and elevating devices, to a maximum extent of 2.2 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, to a maximum extent of 0.5 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 2.2 metres;
  - (vi) window projections, including bay windows and box windows, to a maximum extent of 0.5 metres;
  - (vii) eaves, to a maximum extent of 2.2 metres;
  - (viii) a dormer, to a maximum extent of 2.2 metres; and
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 1.0 metres.
- (N) A minimum of 25 percent of the **lot** must be used for **landscaping** and the **landscaping** and **soft landscaping** requirements under regulation 40.10.50.10(1)(2)(3) do not apply;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) a minimum of 0.7 residential occupant **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.8 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.9 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
  - (v) a minimum of 1.1 residential occupant **parking spaces** for each three bedroom and greater **dwelling unit**;
  - (vi) a minimum of 0.15 residential visitor **parking spaces** for each **dwelling unit**; and
  - (vii) no **parking spaces** are required for non-residential uses.
- (P) 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: 154-2023 ]

(363) Exception CR 363

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

Site Specific Provisions:



- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 21.0 metres, measured from the centre line of the original road allowance if the **lot line** abuts Lawrence Ave. East; and
  - (ii) 16.5 metres if the **lot line** abuts Bellamy Rd.; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (C) A **place of worship** is permitted;

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

(364) Exception CR 364

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East;
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (C) A **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 39, of former City of Scarborough by-law 9510.

(365) Exception CR 365

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 21.0 metres, measured from the centre line of the original road allowance if the **lot line** abuts Markham Rd. and Lawrence Ave. East; and
  - (ii) 16.5 metres if the **lot line** abuts Greencedar Circuit; and
- (B) The minimum **building setback** from a **rear lot line** is 7.45 metres;
- (C) The total **gross floor area**, minus the **gross floor area** of **basements** and enclosed malls and walkways used for common pedestrian access to adjoining stores or for **landscaping** purposes, must not exceed 24% of the area of the **lot**; and
- (D) A **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 39, of former City of Scarborough by-law 9510.

(366) Exception CR 366

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
- (i) Markham Rd. or Lawrence Ave. is the greater of 21.0 metres, from the original centre line of Markham Rd. or Lawrence Ave., or 3.0 metres from a **lot line** abutting Markham Rd. or Lawrence Ave.; and
  - (ii) any other **street**, is 3.0 metres; and
- (B) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 40% of the area of the **lot**; and
- (C) The minimum **building setback** from a **rear lot line** is 13.5 metres.



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

(367) Exception CR 367

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

Site Specific Provisions:

- (A) On 250 Danforth Road, as shown on Diagram 1 of By-law 154-2023, if the requirements of Section 12 and Schedule A of By-law 154-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (Q) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 148.80 metres and elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10 (3), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres and the permitted maximum number of **storeys** is the number following the ST symbol as shown on Diagram 3 of by-law 154-2023;
  - (i) for the purpose of this exception, a mezzanine, mechanical penthouse or enclosed roof access does not constitute a **storey**;
- (D) Despite Regulations 40.5.40.10(3) to (8) and (B) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents may project above the height limits to a maximum of 3.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 3.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof** may project above the height limits to a maximum of 2.5 metres;
  - (iv) **building** maintenance units and window washing equipment may project above the height limits to a maximum of 3.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 2.5 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 3.0 metres.
- (E) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres, and:
  - (i) for the purpose of this exception, a mezzanine, mechanical penthouse or enclosed roof access does not constitute a **storey**.
- (F) Regulation 40.10.40.50(1) with respect to **amenity space** for **buildings** with 20 or more **dwelling units** does not apply;
- (G) Despite Regulation 40.10.40.70 (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of by-law 154-2023;
- (H) Despite Regulation 40.10.40.80 (2), the required separation of **main walls** are as shown in metres on Diagram 3 of by-law 154-2023;
- (I) Despite Clause 40.10.40.60 and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
  - (i) decks, unenclosed porches/patios and terraces to a maximum of 2.2 metres;
  - (ii) balconies and privacy screens may encroach to a maximum of 1.7 metres;
  - (iii) unenclosed stairs, exterior steps or ramps or intake shafts and exhausts to a maximum of 1.7 metres;
  - (iv) waste chutes to a maximum of 1.7 metres;
  - (v) cantilevered bay window, box window or other projecting window to a maximum of 0.3 metres; and



- (vi) roof overhang, canopies, eaves, porticoes, eaves or roofs of dormer window to a maximum of 1.7 metres.
- (J) Regulation 40.10.40.1(6) with respect to the location of entrances when abutting residential does not apply;
- (K) Regulation 40.10.40.10(4) with respect to the required minimum height in certain CR zones does not apply;
- (L) Regulation 40.10.50.10(2) with respect to fence requirements if abutting a **lot** in the Residential or Residential Apartment Zone Category does not apply;
- (M) A minimum of 26 percent of the **lot** must be used for **landscaping** and the **landscaping** and **soft landscaping** requirements under regulation 40.10.50.10(1)(2) and (3) do not apply;
- (N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1 **parking spaces** must be provided on the **lot** at the following minimum rates:
  - (i) 0.7 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.8 **parking spaces** for each one-bedroom **dwelling unit**;
  - (iii) 0.9 **parking spaces** for each two-bedroom **dwelling unit**;
  - (iv) 1.1 **parking spaces** for each three-bedroom or greater **dwelling unit**;
  - (v) 0.15 **parking spaces** for each **dwelling unit** for residential visitor parking and
  - (vi) No **parking spaces** are required for non-residential uses.
- (O) 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.
- (P) Despite Regulation 220.5.10.1(2), no **loading space** is required;
- (Q) Despite Regulation 230.5.10.1(1) and (5) and Table 230.5.10.1(1), no **bicycle parking spaces** are required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 154-2023 ]

(368) Exception CR 368

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Markham Rd. is the greater of 21.0 metres, from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.;
  - (ii) Greencrest Circuit is the greater of 16.5 metres, from the original centre line of Greencrest Circuit or 3.0 metres from a **lot line** abutting Greencrest Circuit; and
  - (iii) any other **street**, is 3.0 metres; and
- (B) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 40% of the area of the **lot**.

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

(369) Exception CR 369

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

Site Specific Provisions:

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



- (i) Markham Rd. is the greater of 21.0 metres, from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; and
  - (ii) any other **street**, is 3.0 metres; and
- (B) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 40% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 19 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9510.

(370) Exception CR 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) On 699 Sheppard Avenue East, if the requirements of Section 11 and Schedule A of By-law 468-2022 are complied with, a **building, structure**, addition or enlargement may be erected or used in compliance with (B) to (N) below;
- (B) Despite Regulations 40.5.40.10 (1) and (2), for the purpose of this exception, the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation 170.4 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.10.40.10(2) and (7), the permitted maximum height and permitted maximum number of **storeys** of a **building** or **structure** are the numerical value following the letters "HT" and "ST" as shown on Diagram 7 of By-law 468-2022;
- (D) Despite Regulations 40.5.40.10(3), (4), (5), (6), (7), and (C) above, the following elements of a **building** may project above the permitted maximum height in Diagram 7 of By-law 468-2022;
  - (i) Equipment used for the function and operation of the **building**, antennas, air conditioners, satellite dishes, vents, pipes, wind screens, parapets, guard rails, roofing material, railings and dividers, dormers, pergolas, trellises, eaves, screens, stairs, stair enclosures, elevator overruns, roof drainage, window washing equipment, lightning rods, architectural features, and elements of a **green roof** up to a maximum of 5.0 metres above the applicable height limit;
- (E) Despite Clause 40.5.40.70, and Regulations 40.10.40.70(2), and 40.10.40.80(2), the required minimum **building setbacks** for all **buildings** and **structures** are shown on Diagram 7 of By-law 468-2022;
- (F) Despite Regulation 5.10.40.70(2), the minimum distance between the **building**, including all below and above grade **structures**, to all TTC infrastructure is 3 metres;
- (G) Despite Clauses 40.5.40.60, 40.10.40.60, and Regulation (E) above, the following may encroach into the required minimum **building setbacks** on Diagram 7 of By-law 468-2022;
  - (i) art and landscape features, antennas, air conditioners, satellite dishes, vents, pipes, balconies, cladding, cornices, light fixtures, ornamental elements, parapets, patios, decks, pillars, pergolas, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated **structures**, up to a maximum of 3.0 metres into the required **building setbacks**;
- (H) Despite Regulation 40.10.40.40 (1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 10,830 square metres, of which the permitted maximum **gross floor area** for non-residential uses is 55 square metres;
- (I) Despite Regulation 40.5.40.40(3), 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-ground;
  - (ii) **loading spaces** at the ground level and **bicycle parking spaces** at or above-ground;
  - (iii) storage rooms (including parcel storage), mail room not accessible to the public, washrooms, electrical, utility, mechanical, and ventilation rooms in the **basement**;
  - (iv) shower and change facilities required by this By-law for required **bicycle parking spaces**;



- (v) **amenity space**;
  - (vi) elevator shafts;
  - (vii) garbage shafts;
  - (viii) mechanical penthouse; and
  - (ix) exit stairwells in the **building**;
- (J) Despite Regulation 40.10.40.1(1), all residential use portions of the **building** must be located above non-residential use portions of the **building**, other than:
- (i) residential lobby access; and
  - (ii) **dwelling units** may be located in the first **storey** of the **building** if the **dwelling units** are located to the rear of the non-residential use on the first **storey**;
- (K) Despite Regulation 40.10.40.50, **amenity space** must be provided at a minimum rate for each **dwelling unit**, of which:
- (i) at least 1.95 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 3.0 square metres for each **dwelling unit** is outdoor **amenity space**; and
  - (iii) at least 85.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to indoor **amenity space**;
- (L) Despite Regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot**, as follows:
- (i) a minimum of 0.47 **parking spaces** per **dwelling unit**, inclusive of "car share" **parking spaces** must be provided for residents;
  - (ii) a minimum of 0.10 **parking spaces** per **dwelling unit** must be provided for visitors and can include electric **vehicle parking spaces** provided for visitors;
  - (iii) The minimum required parking for residential uses can be reduced by up to 4 **parking spaces** for each dedicated car share **parking space**;
  - (iv) The maximum allowable reduction in the minimum residential parking requirement is calculated by 4 times the total number of units, divided by 60, rounded down to the nearest whole number;
  - (v) For the purposes of this exception, "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and to use a car-share **vehicle**, a person must meet the membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable. Cars are reserved in advance and fees used for use are normally based on time and/or kilometres driven and do include the use of cars on an hourly basis; and
  - (vi) For the purposes of this exception, "car-share **parking space**" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes and such car-share is for the use of at least the occupants of the **building**;
- (M) Despite Section 200.15.1, as amended, only the following provisions apply to accessible **parking spaces**:
- (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres;
    - (c) vertical clearance of 2.1 metres; and
    - (d) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide barrier free aisle or path; and
- (N) The lands identified with the symbol "(H)" in the zone label on Diagram 2 of By-law 468-2022 are restricted in use as specified by Section 10 of By-law 468-2022.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625. [ By-law: 468-2022 ]



(372) Exception CR 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) On 2550 Victoria Park Avenue and 2, 4, 6 Lansing Square, if the requirements of By-law 1006-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (II) below:
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 175.15 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** or below non-residential use portions of the **building** provided they are located on or below the sixth **storey**;
- (D) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" on Diagrams 4, 5, and 6 to By-law 1006-2022;
- (E) Despite Regulations 40.5.40.10(3) to (8), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, to a maximum of 7.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, to a maximum of 7.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, to a maximum of 0.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum to 7.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, to a maximum of 3.0 metres;
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, to a maximum of 5.0 metres;
  - (vii) exoskeleton **structures** attached to a **main wall**, to a maximum of 5.0 metres; and
  - (viii) public art features;
- (F) Despite Regulation 40.10.40.10(5), the minimum height of the first **storey** devoted to non-residential uses, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres and the minimum height of the first **storey** devoted to residential uses, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.5 metres;
- (G) Despite Regulation 40.10.40.1(2), the floor level of the portion of a first **storey** that accommodates a non-residential use must be within 0.2 metres of the ground measured at 1.0 metres outside of each pedestrian entrance to such non-residential space;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 143,115 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses on "Block 1" on Diagram 3 is 61,400 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses on "Block 2" on Diagram 3 is 57,700 square metres; and
  - (iii) the required minimum **gross floor area** for non-residential uses on "Block 3" on Diagram 3 is 3,070 square metres;
  - (iv) Despite Regulation 40.10.40.40(1), the total **gross floor area** of residential uses permitted is 111,100 square metres.
- (I) Despite Regulations 40.10.20.100 (6), (16) and (17), the **gross floor area** of each **service shop**, **custom workshop** and **retail service** use will not exceed 400 square metres;
- (J) Despite Regulation 40.10.20.100(21)(B), the permitted maximum area of an **outdoor patio** is the lesser of 50 square metres or 50 percent of the **interior floor area** of the **premises** it is associated with;



- (K) Despite Regulation 40.10.20.100(21)(C) and subject to subsection (J) above, a maximum of 15 percent of the **gross floor area** of an **outdoor patio** may be used as the area from which entertainment such as performances, music and dancing may be provided;
- (L) Despite Regulation 40.10.20.100(11), **public parking** provided in a surface **parking lot** is not required to be fenced along any **lot lines** that abut a **street**;
- (M) Despite Regulation 40.10.40.70(1)(2) or (3), the required minimum **building setbacks** are as shown in metres on Diagrams 4, 5, and 6 of By-law 1006-2022;
- (N) Despite Regulation 40.10.40.80(1) or (2), the required separation of **main walls** are as shown in metres on Diagrams 4, 5, and 6 of By-law 1006-2022;
- (O) Despite Regulations 5.10.40.70(1), 40.10.40.70(1) and 40.10.40.80(1), no portion of a **building** or **structure** erected or used above-ground may be located otherwise than wholly within a **building** envelope delineated by the heavy lines specified on Diagrams 4, 5, and 6 to By-law 1006-2022;
- (P) Despite Clause 40.10.40.60, Regulations 5.10.40.70(1), 5.10.60.1(2) and (4), 40.10.40.70(1) and 40.10.40.80(1), and subsections (M) to (O) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances, and be located outside a **building** envelope delineated by the heavy lines on Diagrams 4, 5, and 6 to By-law 1006-2022 as follows:
  - (i) balconies, to a maximum of 2.0 metres;
  - (ii) canopies and awnings, to a maximum of 4.5 metres;
  - (iii) exterior stairs, access ramps and elevating devices, to a maximum of 6.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, to a maximum of 0.5 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum of 1.0 metres;
  - (vi) eaves, to a maximum of 0.5 metres;
  - (vii) pergolas, patios, guardrails, balustrades, railings, decorative/ acoustic doors and screens and light fixtures, to a maximum of 3.0 metres;
  - (viii) trellises and planters, to a maximum of 5.0 metres;
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, safety and wind protection/mitigation features, damper equipment to reduce **building** movement, and elements required for the functional operation of a **building**, to a maximum of 1.0 metres;
  - (x) site servicing features and window washing equipment, including a Building Maintenance Unit or crane, to a maximum of 3.0 metres; and
  - (xi) public art installations, fences, art and **landscaping** features, and ventilation shafts;
- (Q) Despite subsections (P)(i) above balconies are not permitted within 3.0 metres of the corners of a "Tower" as shown on Diagrams 4, 5, and 6 to By-law 1006-2022;
- (R) Despite Regulation 40.5.40.10(8)(C), for "Blocks 1 and 2" shown on Diagram 3 of By-law 1006-2022 "Tower" means a **building** or portions of a **building** which collectively enclose the entirety of a **storey** higher than 36 metres above the Canadian Geodetic Datum elevation of 175.15 metres;
- (S) The maximum "Tower" floor plate of any **building** on "Blocks 1 and 2" shown on Diagram 3 of By-law 1006-2022, shall be 750 square metres;
  - (i) Despite Regulation 40.10.40.80(1), if a line projected at a right angle from a **main wall** of a "Tower" intercepts a **main wall** of another "Tower" those **main walls** must be separated by a minimum of 25.0 metres:
    - (a) despite subsection (S)(i) above, the **setback** encroachments permitted in subsection (P) above are also permitted to encroach into the required "Tower" separation distances specified in subsection (S)(i) above;
- (T) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 30 percent of the total number of **dwelling units** permitted on Blocks 1, 2, and 3 shown on Diagram 3 of By-law 1006-2022 must be 2-bedroom units. A minimum of 25 percent of the 2-bedroom units must have a minimum **dwelling unit** size of 87 square metres of **gross floor area**; and



- (ii) a minimum of 10 percent of the total number of **dwelling units** permitted on Blocks 1, 2, and 3 shown on Diagram 3 of By-law 1006-2022 must be 3-bedroom units. A minimum of 30 percent of 3-bedroom units must have a minimum **dwelling unit** size of 100 square metres of **gross floor area**;
- (U) The provision of affordable housing **dwelling units** is subject to the following:
  - (i) a maximum of 60 percent of the affordable housing **dwelling units** must be 1 bedroom units, subject to an average **dwelling unit gross floor area** of 46.5 square metres;
  - (ii) a minimum of 30 percent of the affordable housing **dwelling units** must be 2 bedroom units, subject to an average **dwelling unit gross floor area** of 65 square metres; and
  - (iii) a minimum of 10 percent of the affordable housing **dwelling units** must be 3 bedroom units, subject to an average **dwelling unit gross floor area** of 83.6 square metres;
- (V) Despite Regulations 40.10.40.50(1)(A), (B) and (2), for each of "Blocks 1, 2, and 3" shown on Diagram 3 of By-law 1006-2022 a **building** with 20 or more **dwelling units**, with or without non-residential **gross floor area**, must provide **amenity space** at the following rates:
  - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
- (W) Despite Regulation 40.10.40.50(2), outdoor **amenity space** is not required for the non-residential **gross floor area** in a **building**;
- (X) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance to a **building** must be at least 3.0 metres from a **lot line** abutting the **street**;
- (Y) Despite Regulation 40.10.80.20(1), a **parking space** that is not in a **building** or **structure** must be set back at least 1.0 metre from a **lot line**;
- (Z) Despite Regulation 200.5.1.10(12)(C), if an **apartment building**, **mixed use building** or a **building** with non-residential uses, has an area for parking two or more **vehicles**, the **vehicle** entrance and exit to the **building** must be at least 1.0 metre from the **lot line** abutting a **street**;
- (AA) Despite Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.61 **parking spaces** for each **dwelling unit** for the use of residents of the **building**; and
  - (ii) a minimum of 0.10 **parking spaces** for each **dwelling unit** for the use of residential visitors to the **building**;
- (BB) Despite Regulations 40.5.80.1(1), 40.5.80.10(1) and 200.5.1(2), the **parking spaces** required for Residential Visitors and for non-residential may be provided on any lands that are the subject of this By-law, as outlined by heavy black lines on Diagram 1 of By-law 1006-2022, and do not have to be provided on the "Block" containing the use for which the **parking spaces** are required;
- (CC) Despite Article 200.15.1,
  - (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) 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;
  - (iii) accessible **parking spaces** are required to be within 30 metres of a barrier free entrance to the **building** and passenger elevator that provides access to the first **storey** of the **building**; and
  - (iv) accessible **parking spaces** are to be provided on the Block of the **building** where the accessible **parking spaces** are required;
- (DD) Despite Regulations 40.10.90.1(1) and (2), and 220.5.10.1(2) to (5), the minimum number of **loading spaces** required on "Blocks 1, 2, and 3" on Diagram 3 of By-law 1006-2022 are as follows:
  - (i) in the **buildings** identified within "Block 1" on Diagram 4 of By-law 1006-2022:
    - (a) Tower A: one (1) type 'G' **loading space**, shared with Tower B; and



- (b) Tower B: one (1) type 'B' **loading space**;
- (ii) in the **buildings** identified within "Block 2" on Diagram 5 of By-law 1006-2022:
  - (a) Tower C: one (1) type 'G' **loading space**, shared with Tower D and Building F;
  - (b) Tower D: one (1) type 'B' **loading space**;
  - (c) 2 Lansing Square: two (2) type "B" **loading spaces**; and
  - (d) Building F: one (1) type 'B' **loading space**;
- (iii) in the **building** identified within "Block 3" as identified on Diagram 6 of By-law 1006-2022:
  - (a) **Building G**: one (1) type 'G' **loading space**;
- (EE) Despite Regulation 40.10.90.40(3), a **loading space** located in a **building** may have access through a **main wall** that faces a **street**;
- (FF) Despite Regulation 40.10.100.10(I)(C), on each of "Blocks 1, 2, and 3" as identified on Diagram 3 of By-law 1006-2022, more than two (2) **vehicle** accesses are permitted;
- (GG) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) (GG) (i) multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (HH) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum width of a **stacked bicycle parking space** is:
  - (i) length of 1.6 metres;
  - (ii) width of 0.3 metres; and
  - (iii) vertical clearance of 1.1 metres; and
- (II) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** in any combination of vertical, horizontal or stacked positions.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1006-2022 Under Appeal ]

(373) Exception CR 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) On lands municipally known as 1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street in the year 2020, if the requirements By-law 700-2021(OLT) including Section 13 and Schedule A, together with (B) to (GG) below, are complied with, an **apartment building** on Block F and **mixed-use buildings** may be constructed and used;
- (B) For the purposes of By-law 700-2021(OLT), reference to Block A, Block B, Block C, Block D, Block E, Block F, and the public **park** are as identified on Diagram 6 attached to By-law 700-2021(OLT) and reference to **building A**, **building B1**, **building B2**, **building C**, **building D**, **building E** and **building F** are the **buildings** within such Blocks as identified on Diagrams 7 and 8 attached to By-law 700-2021(OLT);
- (C) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the lands must not exceed 167,230 square metres, and provided that:



- (i) the residential **gross floor area** must not exceed 145,807 square metres up to the maximum permitted for each Block:
    - (a) 15,950 square metres for Block A;
    - (b) 57,800 square metres for Block B;
    - (c) 27,900 square metre for Block C;
    - (d) 20,700 square metres for Block D;
    - (e) 20,700 square metres for Block E; and
    - (f) 2,900 square metres for Block F;
  - (ii) the combined maximum non-residential **gross floor area** across all Blocks must not exceed 22,000 square metres, subject to:
    - (a) the provision of a **community centre** located on Block D having a minimum of **gross floor area** of 2,787 square metres and containing a **day nursery** with a minimum **gross floor area** of 743 square metres; and
    - (b) the **community centre** may include a **club**;
  - (iii) despite Provision (C)(ii) above and (H) below, up to a maximum of 10 **buildings** or **structures** may be erected within the "Private Street" as shown on Diagram 6 attached to By-law 700-2021(OLT), subject to the following:
    - (a) each **building** or **structure** may have a maximum non-residential **gross floor area** of 10 square metres;
    - (b) each **building** or **structure** has a maximum height of no greater than 3 metres; and
    - (c) any such **building** or **structures** are only permitted when the "Private Street" is closed to **vehicle** access as set out in Schedule A;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height for each **building** or **structure** is the numerical value measured in metres following the HT symbol on Diagrams 7 and 8 attached to By-law 700-2021(OLT);
- (E) The permitted maximum number of **storeys** for each **building** is the numerical value following the ST symbol on Diagrams 7 and 8 attached to By-law 700-2021(OLT);
- (F) For the purpose of this exception, the following are not a **storey**:
- (i) a mechanical penthouse or mezzanine level of any **building** on the Blocks, except building A as shown Diagram 7 attached to By-law 700-2021(OLT);
- (G) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the elevation of the highest point of the **building** or **structure** and the Canadian Geodetic Datum elevation of:
- (i) 112.00 metres, inclusive of a mechanical penthouse and **amenity space** for **building A**;
  - (ii) 111.20 metres for **building B1**;
  - (iii) 111.20 metres for **building B2**;
  - (iv) 112.70 metres for **building C**;
  - (v) 112.00 metres for **building D**;
  - (vi) 111.00 metres for **building E**; and
  - (vii) 111.00 metres for **building F**;
- (H) Despite Regulations 5.10.40.70(1), (2), (3) and (4), clauses 40.5.40.60 and 40.10.40.60, and Regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and required minimum above-ground distance between the **main walls** is as shown in metres on Diagrams 7 and 8 attached to By-law 700-2021(OLT);
- (I) Despite Regulation 40.5.40.10(4), **landscaping** may also exceed the permitted maximum height for the **building** by a maximum of 5.0 metres, subject to Regulation 40.5.40.10(5);
- (J) Despite Regulation 40.5.40.10(5), equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building**, as permitted by Regulation 40.5.40.10(4), must comply with the following



- (i) the total area of all equipment, **structures**, or parts of a **building** may cover 100 percent of the area of a roof, measured horizontally;
  - (ii) any equipment, **structures**, parts of a **building**, planters and **landscaping** may be located within 6.0 metres of a **lot line** abutting a **street**, regardless of their total horizontal dimension; and
  - (iii) Provisions (J)(i) and (ii) above do not permit additional **gross floor area** beyond that permitted in Provision (C) above;
- (K) Despite Regulation 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum height for that **building** by 3.0 metres, if the **structures** are no closer than 0.0 metres from the interior face of any **main wall**;
- (L) Despite Regulations 40.5.40.10 (4), (5), (8)(A) and (C), the area of equipment, **structures** or parts of a **building**, as permitted by Regulation 40.5.40.10(4), listed in the regulation located on the roof of a permitted **building** may exceed the permitted maximum height for that **building** by 6.5 metres and may cover up to 100 percent of the area of the **storey** immediately below the subject roof;
- (M) Despite Regulation 40.5.40.10(8)(A), lightning rods, window washing equipment may exceed the permitted heights shown on Diagrams 7 and 8 attached to By-law 700-2021(OLT) equal to the sum of the height following the letters HT and up to a maximum 5.0 metres;
- (N) Despite Regulation 40.5.40.10(8)(B), chimneys, pipes, vents, and air handling unit may exceed the permitted shown on Diagrams 7 and 8 attached to By-law 700-2021(OLT) equal to the sum of the height following the letter HT and up to a maximum of 3.0 metres;
- (O) Despite Regulations 5.10.40.70(1), (2), (3) and (4), clauses 40.5.40.60 and 40.10.40.60, and regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and required minimum above-ground distance between the **main walls** are as shown in metres on Diagrams 7 and 8 attached to By-law 700-2021(OLT), except that:
- (i) cornices, pilasters, parapets, other ornamental elements, eaves, window sills, light fixtures and any related access **structures** or drainage for the foregoing, which may encroach beyond the distance between **main walls** shown on Diagrams 7 and 8, by up to a maximum of 1.0 metre for **buildings** fronting the Private Street;
  - (ii) guardrails, fences, screens, decks, balconies, terraces and landscape features as well as any related access, balustrades, railings, infrastructure, covers and associated **structures** and drainage for the foregoing, which may encroach into the **building setbacks** and distance between **main walls** shown on Diagrams 7 and 8, by up to maximum of 2.5 metres;
  - (iii) despite Provision (O)(ii) above, guardrails, fences, screens, decks, balconies, terraces and landscape features as well as any related access, balustrades, railings, infrastructure, covers and associated **structures** and drainage located on **building B2** may only encroach beyond the **building setbacks** and distance between **main walls** shown on Diagrams 7 and 8, by up to a maximum of 2.5 metres only for the portion of the **building** above the second **storey** to the top of the eighth **storey** fronting the Private Street;
  - (iv) access stairs and enclosures, wheelchair ramps, window washing equipment, building maintenance units, site servicing features, ventilation shafts and any related access, guardrails, balustrades, railings, infrastructure, covers or drainage for the foregoing may encroach into and beyond the **building setbacks** and distance between **main walls** shown on Diagrams 7 and 8, by up to a maximum of 5.0 metres;
  - (v) Provisions (O)(i) to (iv) above does not apply to the area identified as heritage building to be retained on building D, except for **amenity space** or an outdoor **eating establishment** and ancillary **structures** to the **eating establishment** use permitted by the City; and
  - (vi) Provisions (O)(i) to (iv) above does not permit encroachments, projections or otherwise beyond the **building setbacks** adjacent to a street;
- (P) Regulation 40.5.40.10(5), 40.5.40.10(6), 40.5.40.10(8)(A) and (C) and Provisions (J), (K), and (L) above do not apply to **building A**;
- (Q) Despite Regulation 40.10.40.60(1)(C) and Provision (H) above, a platform with no roof may encroach into the lands identified as "Private Street" on Diagram 6 attached to By-law 700-2021(OLT) up to a maximum of 1.5 metres;
- (R) Despite regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 2.8 square metres for each **dwelling unit** of which:



- (i) at least 1.5 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**;
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**; and
  - (iv) zero (0) square metres of **amenity space** is required for the dwelling units on Block F as shown on Diagram 6 attached to By-law 700-2021(OLT);
- (S) The maximum number of **dwelling units** located on Blocks A, B, C, D, and E is 2,106 and must be provided in accordance with the following:
  - (i) 211 **dwelling units** on Block A;
  - (ii) 859 **dwelling units** on Block B;
  - (iii) 421 **dwelling units** on Block C;
  - (iv) 315 **dwelling units** on Block D; and
  - (v) 300 **dwelling units** on Block E;
- (T) The provision of **dwelling units** located on Blocks A, B, C, D, and E is subject to the following:
  - (i) a minimum of 11 percent of the total number of **dwelling units** across the blocks must contain three or more bedrooms; and
  - (ii) a minimum of 20 percent of the total number of **dwelling units** across the blocks must contain two bedrooms;
- (U) Despite Regulation 40.10.20.100 (20) the outdoor sale or display of goods or commodities:
  - (i) does not need to be combined with another permitted non-residential use;
  - (ii) there is no maximum cumulative area for the outdoor sale or display of goods and commodities; and
  - (iii) storage or warehousing of goods may be permitted in a **vehicle**;
- (V) Despite Regulation 40.10.100.10(1)(C), more than one **vehicle** access is permitted on the lands, and 40.10.100.10(1)(B) does not apply;
- (W) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.29 **parking spaces** per **dwelling unit** for residents;
  - (ii) a minimum of 0.06 **parking spaces** per **dwelling unit** for residential visitors;
  - (iii) a minimum of 1.0 **parking spaces** per 100 square metres of **gross floor area** for non-residential uses;
  - (iv) despite Provision (W)(iii) above, zero (0) **parking spaces** are required for **eating establishments, take-out eating establishments**;
  - (v) despite Provision (W)(iii) above, above and 200.5.1.10(2)(A)(ii);
    - (a) a minimum of 4 of the required **parking spaces** must be for the exclusive use of the **community centre** and day nursery use and may be shared; and
    - (b) the **parking spaces** under (a) above must have a minimum width of 3.9 metres.
  - (vi) a reduction of four (4) resident **parking spaces** may be provided for each car-share parking space provided, to a maximum of 15 car-share parking spaces; and
  - (vii) Despite Provisions (W)(i) and (ii) above, zero (0) **parking spaces** are required for **building F** as shown on Diagram 6 attached to By-law 700-2021(OLT);
- (X) All non-residential parking and residential visitor parking may be provided on a non-exclusive, shared basis according to the occupancy rates listed below:
  - (i) residential visitors:
    - (a) morning – 10 percent;
    - (b) afternoon – 35 percent; and
    - (c) evening – 100 percent;
  - (ii) non-residential uses:



- (a) morning – 20 percent;
  - (b) afternoon – 100 percent; and
  - (c) evening – 75 percent.
- (Y) **Parking spaces** for non-residential and residential visitor uses may be provided in a **public parking garage** below ground;
- (Z) Despite Regulation 200.15.10(1), a minimum of 4 accessible **parking spaces** must be provided plus 1 accessible **parking space** for every 50 required **parking spaces** or part thereof; and
  - (i) Despite 200.15.1(1), 200.15.1(3), 200.15.1(4) and By-law 579-2017, an accessible **parking space** must comply with the following:
    - (a) the minimum required width of an accessible **parking space** is 3.9 metres; and
    - (b) accessible **parking spaces** must be the **parking spaces** closest to a barrier free: i) entrance to a **building**; ii) passenger elevator that provides access to the first **storey** of the **building**; and iii) shortest route from the required entrances in b. i., and ii., above;
- (AA) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.9 "long-term" **bicycle parking spaces** per **dwelling unit** for residents;
  - (ii) a minimum of 0.1 "short-term" **bicycle parking spaces** per **dwelling unit** for residential visitors;
  - (iii) a minimum of 0.2 "long-term" **bicycle parking spaces** per 100 square metres **interior floor area** for **retail stores, personal service shops, and eating establishments and take-out eating establishments**;
  - (iv) a minimum of 3 plus 0.3 "short-term" **bicycle parking spaces** per 100 square metres **interior floor area** for **retail stores, personal service shops, and eating establishments**;
  - (v) a minimum of 0.2 "long-term" **bicycle parking spaces** per 100 square metres **interior floor area** for office uses;
  - (vi) a minimum of 3 plus 0.2 "short-term" **bicycle parking spaces** per 100 square metres **interior floor area** for office uses;
  - (vii) a minimum of 0.1 "long-term" **bicycle parking spaces** per 100 square metres **interior floor area** for **community centre or day nursery** uses;
  - (viii) a minimum of 3 plus 0.1 "short-term" **bicycle parking spaces** per 100 square metres **interior floor area** for **community centre or day nursery** uses; and
  - (ix) no "long-term" **bicycle parking spaces** or "short-term" **bicycle parking spaces** will be required for any of the residential **dwelling units** within Block F as shown on Diagram 6 attached to By-law 700-2021(OLT);
- (BB) Despite Regulation 230.5.1.10 (7), no shower and change facilities are required;
- (CC) Despite Regulation 230.5.1.10(10), a "long-term" **bicycle parking space** and "short-term" **bicycle parking space** may be provided in a **stacked bicycle parking space** provided the minimum dimensions are:
  - (i) a minimum vertical clearance of 1.2 metres;
  - (ii) a minimum width of 0.45 metres; and
  - (iii) a minimum length of 1.8 metres;
- (DD) Despite Regulations 220.5.10.1(2), (3), (4), (5) and (8), **loading spaces** must be provided in accordance with the following:
  - (i) a minimum of one (1) Type 'G' **loading space** and one (1) Type 'B' **loading space** must be provided for use in conjunction with **building A, building B1 and building B2**; and
  - (ii) a combined minimum of an additional three (3) Type 'B' **loading spaces** and five (5) Type 'C' **loading spaces** must be provided anywhere within Block A, Block B, Block C, Block D, and Block E:



- (a) additional **loading spaces** must be provided at a rate of one (1) loading spaces Type 'B' for each 46,600 square metres of residential and non-residential **gross floor area**; and
  - (b) additional **loading spaces** must be provided at a rate of one (1) loading spaces Type 'C' for each 29,650 square metres of residential and non-residential **gross floor area**; and
  - (iii) zero (0) **loading spaces** are required for or within Block F as shown on Diagram 6 attached to By-law 700-2021(OLT);
- (EE) Despite regulation 220.5.20.1(2), access to **loading spaces** provided below-ground, including Type 'G' **loading spaces**, may be provided via a ramp with a maximum grade of 12 percent;
- (FF) Despite Regulation 5.10.30.1(1), within the lands shown on Diagram 1 attached to By-law 700-2021(OLT) no **building** or **structure** may be erected or used:
- (i) unless the **street** identified as Public Street on Diagram 6 of By-law 700-2021(OLT), is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
  - (ii) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as Public Street on Diagram 6 attached to By-law 700-2021(OLT), and are operational; and
  - (iii) **building F** as shown on Diagram 7 attached to By-law 700-2021(OLT) and below-ground **structures** and foundations located on any of the Blocks as shown on Diagram 6 attached to By-law 700-2021(OLT), are not subject to the restrictions of Provisions (FF)(i) and (ii) above; and
- (GG) the issuance of above-grade **building** permits are subject to the following:
- (i) prior to issuance of any above-grade **building** permit for building A, **building B1**, **building B2**, **building C**, **building D**, and **building E** as shown on Diagram 6 and 7 attached to By-law 700-2021(OLT), the **street** identified as Public **Street** on Diagram 6 of By-law 700-2021(OLT) must be conveyed to the City; and
  - (ii) prior to issuance of any above-grade **building** permit for building C, building D, and building E as shown on Diagram 6 and 7 attached to By-law 700-2021(OLT), the lands zoned OR (x29) on Diagram 2 and labelled as "Public Park" on Diagram 6 of By-law 700-2021(OLT) must be conveyed to the City.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 700-2021(OLT) ]

(374) Exception CR 374

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.56 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres except that 15.5 metres of **main wall** can project 1.0 metres into the required setback from the **lot line** abutting a **street**;
- (C) The maximum **building** height is 9.0 metres; and
- (D) A minimum of 3 **parking spaces** are required for each 100.0 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 31 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 12797.

(375) Exception CR 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 **building** or **structure** may be erected on the lands outlined by heavy black lines on Diagram 1 of By-law 1259-2022(OLT) and used for the uses permitted in the CR zone if constructed in compliance with (B) through (V) below;
- (B) Despite regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 195.75 metres and the highest point of the **building** or **structure**;
- (C) The permitted maximum number of **dwelling units** is 202;
- (D) Despite regulation 40.10.40.10(3), the height for any portion of a **building** or **structure** may not exceed the height limit of the numbers following the symbol HT on Diagram 3 of By-law 1259-2022(OLT);
- (E) Despite regulation 40.10.40.10(7), the maximum number of **storeys** of any portion of a **building** or **structure** may not exceed the number of **storeys** as following the symbol ST shown for that portion of the **building** or **structure** on Diagram 3 of By-law 1259-2022(OLT);
  - (i) for the purpose of calculating (E) above, a mechanical penthouse is not included in the maximum number of **storeys**;
- (F) Despite regulations 40.5.40.10(3) through (7) and (B) above, the following elements of a **building** or **structure** may exceed the height limits shown on Diagram 3 of By-law 1259-2022(OLT):
  - (i) elevator overruns, mechanical equipment and any associated enclosed **structures**, chimneys, aeronautical lighting and antennae, up to a maximum of 5.0 metres;
  - (ii) trellises, screens, stairs and stair enclosures, window washing equipment, up to a maximum of 4.0 metres; and
  - (iii) parapets, railings and dividers, guard rails, **landscaping**, roof drainage, and elements of a **green roof**, up to maximum of 2.0 metres;
- (G) Despite (B), and (F), above, in no case may any **building** or **structure**, inclusive of any accessory component, exceed 248.5 metres above sea level;
- (H) Despite clause 5.10.40.70 and regulation 40.10.40.70(3), the required minimum **building setbacks** are shown on Diagram 3 of By-law 1259-2022(OLT);
- (I) Despite (H) above and regulations 40.5.40.60(1) and 40.10.40.60, the following are permitted to encroach into the required minimum **building setbacks**:
  - (i) planters, terraces, art and landscape features, and canopies by a maximum of 3.0 metres;
  - (ii) balconies or similar structures, projecting window elements, roof overhangs, eaves, light fixtures, fences and decorative screens, pilasters, and projecting columns by a maximum of 1.6 metres; and
  - (iii) light fixtures by a maximum of 0.5 metres;
- (J) Despite (H) above, the required minimum **building setbacks** do not apply to the parts of a **building** or **structure** that are below-ground;
- (K) The permitted maximum **gross floor area** is 13,400 square metres;
- (L) The required minimum **gross floor area** for non-residential uses is 145 square metres;
- (M) Despite regulation 40.10.30.40(1)(A), no **lot coverage** applies;
- (N) Despite regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 2.0 square metres per **dwelling unit** of indoor **amenity space** and 1.6 square metres per **dwelling unit** of outdoor **amenity space**;
- (O) Regulations 40.10.50.10(1) through (3) do not apply;
- (P) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a minimum rate of:
  - (i) 0.55 **parking spaces** per **dwelling unit** for residents;
  - (ii) 0.1 **parking spaces** per **dwelling unit** for visitor use; and
  - (iii) Despite Table 200.5.10.1, no **parking spaces** are required for commercial uses;
- (Q) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a maximum rate of:
  - (i) Bachelor (up to 45.0 square metres in size) – 0.9 **parking spaces** per **dwelling unit**;



- (ii) Bachelor (more than 45.0 square metres in size) – 1.3 **parking spaces** per **dwelling unit**;
  - (iii) 1-Bedroom – 1.0 **parking space** per **dwelling unit**;
  - (iv) 2-Bedroom – 1.3 **parking spaces** per **dwelling unit**;
  - (v) 3 or more Bedroom – 1.5 **parking space** per **dwelling unit**; and
  - (vi) 4.0 **parking spaces** per 100.0 square metres of **gross floor area** for nonresidential uses;
- (R) **Parking spaces** provided for residential visitor use can be used by visitors of commercial uses;
- (S) A minimum of 1 car share **parking space** must be provided on the lands. For the purposes of this By-law, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** that are owner 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** or short term rental, including hourly rental and "car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- (T) Despite clause 220.5.10.1, a minimum of one Type "G" **loading space** is required;
- (U) Despite Table 230.5.10.1(1), a minimum of 155 **bicycle parking spaces** must be provided and maintained on the lot, of which 139 **bicycle parking spaces** must be "long-term" and a minimum of 16 **bicycle parking spaces** must be "short-term"; and
- (V) Despite regulations 230.5.1.10(4)(C) and 230.5.1.10(5), a **stacked bicycle parking space** must have a minimum vertical clearance of 1.2 metres, a minimum width of 0.22 metres, and a minimum length of 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1259-2022(OLT) ]

(376) Exception CR 376

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including **basement** area is 0.22 times the area of the **lot**; and
- (B) The minimum **building** set back from the original centre line of the **street** is 16.0 metres.
- (C) An **ancillary structure** with a **gross floor area** of less than 20.0 square metres is permitted and Article 10.5.60 does not apply; [ By-law: 959-2021 ]

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

(377) Exception CR 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 970 Kipling Avenue and 5207 Dundas Street West, a **building, structure**, addition or enlargement may be erected or used if it complies with (B) to (VV) below:
- (B) For the purposes of this exception, each **lot** is separately comprised of "Area A" and "Area B" as shown on Diagram 2 of By-law 825-2021;
- (C) In accordance with clause 5.10.30.20, in "Area A" and "Area B" the **lot line** abutting Dundas Street West is the **front lot line**;
- (D) In addition to those uses of which an **outdoor patio** must be combined with listed in regulation 40.10.20.100(21)(A), a **retail store** is also a permitted use which can be combined with an **outdoor patio**;
- (E) Despite clause 40.10.30.40, the permitted maximum **lot coverage** is:
  - (i) in "Area A" as shown on Diagram 2 of By-law 825-2021: 67 percent; and
  - (ii) in "Area B" as shown on Diagram 2 of By-law 825-2021: 57 percent;
- (F) Despite regulation 40.10.40.1(1), all residential use portions of the **building** must be located above non-residential use portions of the **building** except for those uses located on the first, second, third and fourth **storey** above ground;



- (G) Regulation 40.10.40.1(6), with regards to locations of entrances when abutting residential uses, does not apply;
- (H) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 126.25 metres for "Area A" and 133.1 metres for "Area B" as shown on Diagram 2 of By-law 825-2021 and the highest point of the **building** or **structure**;
- (I) Despite regulation 40.10.40.10(1), for the "Base Building" located in "Area A" as shown on Diagram 2 of By-law 825-2021:
- (i) for the portion of the **building** facing "Frontage A" as shown on Diagram 10 of By-law 825-2021, the permitted maximum height of a **building** or **structure** is 27.0 metres, except that:
    - (a) a maximum of 39 metres of the portion of the **building** or **structure** facing "Frontage A" is permitted to have a height in addition to that permitted by (I)(i) above of 3.5 metres;
    - (b) where a **main wall** stepback of at least 1.8 metres is provided from the **main wall** of the "Base Building" below it, or from the portion of the **building** permitted in (I)(i)(a) above, the cumulative permitted maximum height of a **building** or **structure** specified in (I)(i) and (I)(i)(a) above is increased by a further 7.0 metres;
    - (c) a maximum of 63 metres of the portion of the **building** or **structure** facing "Frontage A" is permitted to have a height in addition to that permitted by (I)(i) above of 7.0 metres; and
    - (d) where a **main wall** stepback of at least 2.8 metres is provided from the **main wall** of the "Base Building" below it, or from the portion of the **building** permitted in (I)(i)(c) above, the cumulative permitted maximum height of a **building** or **structure** specified in (I)(i) and (I)(i)(c) above is increased by a further 7.0 metres;
  - (ii) for the portion of the **building** facing "Frontage B" as shown on Diagram 10 of By-law 825-2021, the permitted maximum height of a **building** or **structure** is 27.0 metres;
  - (iii) for the portion of the **building** facing "Frontage C" as shown on Diagram 10 of By-law 825-2021, the permitted maximum height of a **building** or **structure** is 24.0 metres, except that:
    - (a) where a **main wall** stepback of at least 2.2 metres is provided from the **main wall** of the "Base Building" below it, the permitted maximum height of a **building** or **structure** specified in (I)(iii) above is increased by 7.0 metres.
  - (iv) for the portion of the **building** facing "Frontage D1" as shown on Diagram 10 of By-law 825-2021, the permitted maximum height of a **building** or **structure** is 30.0 metres, except that:
    - (a) where a **main wall** stepback of at least 1.8 metres is provided from the **main wall** of the "Base Building" below it, the permitted maximum height of a **building** or **structure** specified in (I)(iv) above is increased by a further 7.0 metres.
  - (v) for the portion of the **building** facing "Frontage D2" as shown on Diagram 10 of By-law 825-2021 the permitted maximum height of a **building** or **structure** is 34.0 metres;
  - (vi) for the "Tower" area labelled as "Tower 1" on Diagram 10 of By-law 825-2021, the permitted maximum height of a **building** or **structure** is 65 metres, provided:
    - (a) the "Tower" does not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 750 square metres; and
    - (b) a minimum "Tower" separation distance of 25.0 metres between the **main walls** of "Tower 1" and "Tower 2" as shown on Diagram 10 of By-law 825-2021 is maintained;
  - (vii) for the "Tower" labelled as "Tower 2" on Diagram 10 of By-law 825-2021, the permitted maximum height of a **building** or **structure** is 86.0 metres, provided:
    - (a) the "Tower" does not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 750 square metres;
    - (b) where the "Tower" is located above a height of 73.0 metres, the "Tower" must not exceed a maximum floor area of 675 square metres, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor; and
    - (c) a minimum "Tower" separation distance of 25.0 metres between the **main walls** of "Tower 1" and "Tower 2" as shown on Diagram 10 of By-law 825-2021 is maintained;



- (viii) where the **main wall** of the "Base Building" contains **dwelling units** or indoor **amenity space** on the ground abutting the "Landscaped Courtyard Area", the permitted maximum **building** or **structure** height is 11.0 metres and any additional height as noted in (I)(i) to (v) above must be setback from the **main wall** of the **building** below it by a minimum of 6.0 metres;
  - (ix) for the purpose of determining permitted maximum **building** and **structure** heights, the requirement commences from "Frontage A", "Frontage B", "Frontage C", "Frontage D1" and "Frontage D2" and proceeds into the interior of the **lot** at a right angle;
  - (x) where any permitted maximum **building** or **structure** height requirement listed in (I)(i) to (v) above is in conflict based on a right angle projection of the Frontages as shown in Diagram 10 of By-law 825-2021, the greater permitted **building** or **structure** height prevails for the first 10 metres of that conflicting requirement;
  - (xi) The permitted maximum **building** height for a "Tower" prevails over the permitted maximum **building** height for the "Base Building";
  - (xii) where a **building** or **structure** faces more than one Frontage as shown on Diagram 10 of By-law 825-2021, that portion of the **building** which faces the frontage with the greater permitted maximum **building** or **structure** height as described in (I)(i) to (v) above prevails, measured from the first 10 metres from that Frontage, projected at a right angle;
- (J) despite regulation 40.10.40.10(1), for the "Base Building" located in "Area B" as shown on Diagram 2 as shown on By-law 825-2021:
- (i) for the portion of the **building** or **structure** facing "Frontage A" as shown on Diagram 11 of By-law 825-2021 the permitted maximum height of a **building** or **structure** is 29.0 metres, except that:
    - (a) a maximum of 32 metres of the portion of the **building** or **structure** facing "Frontage A" is permitted to have a height in addition to that permitted by (J)(i) above of 7.0 metres provided a **main wall** setback of 3.0 metres from the **main wall** of the "Base Building" below it is maintained; and
    - (b) a maximum of 31 metres of the portion of the **building** or **structure** facing "Frontage A" is permitted to have a height in addition to that permitted by (J)(i) above of 3.5 metres and a further 7.0 metres of height is permitted provided a minimum **main wall** setback of 4.5 metres from the **main wall** of that portion of the **building** below it is maintained;
  - (ii) for the portion of the **building** or **structure** facing "Frontage B" as shown on Diagram 11 as shown on By-law 825-2021 the permitted maximum height of a **building** or **structure** is 10.5 metres, except that:
    - (a) for a maximum width of 27.0 metres of the portion of the **building** or **structure** facing "Frontage B", the permitted maximum height specified in (J)(ii) above is increased by 22.0 metres;
    - (b) for a maximum width of 20.0 metres of the portion of the **building** or **structure** facing "Frontage B", the permitted maximum height specified in (J)(ii) above is increased by 18.5 metres; and
    - (c) for a maximum width of 26 metres of the portion of the **building** or **structure** facing "Frontage B", the permitted maximum height specified in (J)(ii) above is increased by 25.5 metres;
  - (iii) for the portion of the **building** facing "Frontage C" as shown on Diagram 11 of By-law 825-2021 the permitted maximum height of a **building** and **structure** is 34.5 metres;
  - (iv) for the portion of the **building** facing "Frontage D" as shown on Diagram 11 of By-law 825-2021 the permitted maximum height of a **building** or **structure** is 10.5 metres, except that:
    - (a) for a maximum width of 40 metres of the portion of the **building** facing "Frontage D", the permitted maximum height specified in (J)(iv) above is increased by 25.5 metres; and
    - (b) for a maximum width of 34 metres of the portion of the **building** facing "Frontage D", the permitted maximum height specified in (J)(iv) above is increased by 18.5 metres;
  - (v) for the area labelled "Historical Alignment" on Diagram 11 of By-law 825-2021, the permitted maximum height of a **building** or **structure** is 0 metres, except that:



- (a) **landscaping** and **soft landscaping** elements, public art **structures**, and park equipment such as benches, tables and outdoor fitness, recreation and play **structures** may exceed the permitted maximum height by 5.0 metres;
- (vi) for the "Tower" area labelled as "Tower 1" on Diagram 11 of By-law 825-2021, the permitted maximum height of a **building** or **structure** is 91 metres, provided:
  - (a) where the "Tower" is located between a height of 36.0 metres and 66.9 metres, the "Tower" must not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 750 square metres;
  - (b) where the "Tower" is located above a height of 67.0 metres, the "Tower" must not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 690 square metres; and
  - (c) a minimum "Tower" separation distance of 25.0 metres between the **main walls** of "Tower 1" and "Tower 2" as shown on Diagram 11 of By-law 825-2021 is maintained.
- (vii) for the "Tower" labelled as "Tower 2" on Diagram 11 as shown on By-law 825-2021, the permitted maximum height of a **building** or **structure** is 42 metres, provided:
  - (a) where the "Tower" is located above a height of 32.0 metres, the "Tower" must not exceed a maximum floor area of 750 square metres, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor; and
  - (b) a minimum "Tower" separation distance of 25.0 metres between the **main walls** of "Tower 1" and "Tower 2" as shown on Diagram 11 of By-law 825-2021 is maintained;
- (viii) for the purpose of determining permitted maximum **building** and **structure** heights, the requirement commences from "Frontage A", "Frontage B", "Frontage C", and "Frontage D" and proceeds into the interior of the **lot** projected at a right angle;
- (ix) where any permitted maximum **building** or **structure** height requirement listed in (J)(i) to (v) above is in conflict based on a right angle projection of the Frontages as shown in Diagram 11 of By-law 825-2021, the greater permitted **building** height prevails for the first 10 metres of that conflicting requirement;
- (x) The permitted maximum **building** height for a "Tower" prevails over the permitted maximum **building** height for the "Base Building";
- (xi) where a **building** or **structure** faces more than one Frontage as shown on Diagram 11 of By-law 825-2021, that portion of the **building** which faces the frontage with the greater permitted maximum **building** or **structure** height as described in (J)(i) to (iv) above prevails, measured from the first 10 metres from that Frontage projected at a right angle;
- (K) Despite regulation 40.5.40.10(4), and in compliance with regulation 40.5.40.10(5), the following equipment and **structures** located on the roof of the "Base Building" may exceed the permitted maximum permitted **building** height:
  - (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment, storage, elevator shafts, chimneys, vents, and water supply facilities to a maximum extent of 7.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (K)(i) above to a maximum extent of 7.0 metres; and
  - (iii) screens or other unenclosed **structures** used to mitigate wind or noise, balustrades, railings, guards, dividers, pergolas, trellises, eaves, privacy screens, skylights, access hatches, window washing equipment, lightning rods, terraces, **landscaping** elements, and **structures** located on the roof used for outdoor **amenity space** and outside or open air recreation, to a maximum extent of 3.0 metres;
- (L) Despite regulation 40.5.40.10(7), all parapets may exceed the permitted maximum height for a **building** by 2.0 metres;
- (M) Despite regulation 40.5.40.10(8), the following equipment and **structures** on the roof of a "Tower" may exceed the permitted maximum **building** height as specified:



- (i) equipment, **structures** or parts of a **building** listed in regulation (K)(i) and (ii) above by 7.0 metres, if the total area of those listed elements cover no more than 450 square metres, measured horizontally;
  - (ii) exterior chimneys, pipes and vents may further exceed the permitted maximum **building** height, or exceed the permitted maximum height by an amount in addition to that described in (M)(i) above by 3.0 metres;
  - (iii) screens or other unenclosed **structures** used to mitigate wind or noise, balustrades, railings, guards, dividers, pergolas, trellises, eaves, privacy screens, skylights, access hatches, window washing equipment, lightning rods, terraces, **landscaping** elements, and **structures** located on the roof used for outdoor **amenity space** and outside or open air recreation, to a maximum extent of 3.0 metres; and
  - (iv) the definition of "Tower" in this by-law prevails over the definition of "tower" described in regulation 40.5.40.10(8);
- (N) Despite regulation 40.5.75.1(2)(A)(ii), a photovoltaic **solar energy** device or a thermal **solar energy** device that is located on a **building** may exceed the permitted maximum height for a **building** by 2.0 metres, and where located on top of a mechanical penthouse, the devices may exceed the additional permitted maximum height of the mechanical penthouse by 2.0 metres;
- (O) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** is:
- (i) 4.5 metres for non-residential uses;
  - (ii) 3.0 metres for residential uses; and
  - (iii) a mezzanine shall not constitute a **storey**;
- (P) Regulation 40.10.40.10(7), with regards to the maximum number of **storeys**, does not apply;
- (Q) Despite regulation 40.10.40.40(1) in "Area A" as shown on Diagram 2 of By-law 825-2021, the permitted maximum **gross floor area** is 57,959 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 53,250 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 4,709 square metres;
- (R) Despite regulation 40.10.40.40(1) in "Area B" as shown on Diagram 2 of By-law 825-2021, the permitted maximum **gross floor area** is 49,314 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 45,795 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 3,519 square metres;
- (S) Despite regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for:
- (i) all areas located below ground;
  - (ii) all **loading spaces**;
  - (iii) all **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
  - (iv) all storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms;
  - (v) all shower and change facilities;
  - (vi) all indoor **amenity space**;
  - (vii) elevator shafts;
  - (viii) garbage shafts;
  - (ix) mechanical penthouse; and
  - (x) exit stairwells;
- (T) Despite regulation 40.10.40.50(1), in each of "Area A" and "Area B" as shown on Diagram 2 of By-law 825-2021, **amenity space** must be provided in accordance with the following:
- (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit**; and



- (a) of the minimum required outdoor **amenity space** in "Area A", a minimum of 95 square metres of outdoor **amenity space** must be provided abutting the "Landscaped Courtyard Area";
  - (iii) at least 40.0 square metres of outdoor **amenity space** is required to be in location adjoining or directly accessible to the indoor **amenity space**; and
  - (iv) no portion of the **green roof** is considered outdoor **amenity space**;
- (U) Regulation 40.10.40.50(2), with regards to **amenity space** for **buildings** with non-residential uses in SS1 areas, does not apply;
- (V) Despite regulation 40.10.40.70(1), in "Area A" as shown on Diagram 2 of By-law 825-2021, the required minimum **building setbacks** are as follows:
- (i) for the portion of the **building** facing "Frontage A" as shown on Diagram 10 of By-law 825-2021:
    - (a) the required minimum aggregate **building setback** of the **main walls** facing "Frontage A" must be equal to or greater than an average of 1.9 metres;
    - (b) no more than 35 percent of the **main walls** may be directly abutting "Frontage A"; and
    - (c) the permitted maximum length of any single continuous **building setback** is 35 percent of the **main wall**;
  - (ii) for the portion of the **building** facing "Frontage B" as shown on Diagram 10 of By-law 825-2021:
    - (a) the required minimum **building setback** is 3.0 metres from the midpoint of the **main wall** for a minimum length of 30 metres in either direction from the midpoint of the **main wall** facing "Frontage B";
    - (b) no more than 15 percent of the **main walls** may be directly abutting "Frontage B"; and
    - (c) despite (a) and (b) above, a **building setback** of 0 metres is permitted for the **building** located at the vertex of "Frontage B" and "Frontage C" as shown on Diagram 10 of By-law 825-2021;
  - (iii) for the portion of the **building** facing "Frontage C" as shown on Diagram 10 of By-law 825-2021:
    - (a) the required minimum aggregate **building setback** of the **main walls** facing "Frontage C" east of the selected opening to the "Gateway to Open Space Zone" as shown on By-law 825-2021 and described in (BB) below must be equal to or greater than an average of 3.0 metres; and
    - (b) the required minimum **building setback** west of the selected opening to the "Gateway to Open Space Zone" as shown on Diagram 10 of By-law 825-2021 and described in (BB) below is 6.0 metres, measured only at the midpoint of that portion of the **main wall** facing "Frontage C";
  - (iv) for the portion of the **building** facing "Frontage D1" as shown on Diagram 10 of By-law 825-2021:
    - (a) the required minimum **building setback** is 1.5 metres, except that a **building setback** of 0 metres for a maximum 15 percent of the **main wall** is permitted;
  - (v) for the portion of the **building** facing "Frontage D2" as shown on Diagram 10 of By-law 825-2021:
    - (a) the required minimum **building setback** is 3.0 metres measured only from the midpoint of the **main wall** facing "Frontage B";
  - (vi) required minimum **building setbacks** are measured from each Frontage as shown on Diagram 10 of By-law 825-2021, projected at a right angle;
  - (vii) where any required minimum **building setback** listed in (V)(i) to (v) above is in conflict based on a right angle projection of the Frontages as shown in Diagram 10 of By-law 825-2021, the lesser required **building setback** prevails for the first 10 metres of that conflicting requirement;
  - (viii) where a **building** faces more than one frontage as shown on Diagram 10 of By-law 825-2021, that portion of the **building** which faces the frontage with the lesser required **building setback**



as described in (V)(i) to (v) above prevails, measured from the first 10 metres from that frontage, projected at a right angle;

- (ix) For the "Towers" shown as "Tower 1" and "Tower 2" on Diagram 10 of By-law 825-2021, the required minimum **building setbacks** are as shown on Diagram 10; and

(a) required minimum **building setbacks** for "Tower 1" and "Tower 2" are only as they are shown on Diagram 10, otherwise **building setbacks** do not apply for "Tower 1" and "Tower 2";

- (x) The required "Tower" **building setbacks** prevail over the required "Base Building" **building setbacks**;

- (xi) No **building** or **structure** may penetrate a 45 degree **angular plane** as measured:

(a) along the average elevation of the **lot line** of the closest **lot** located in the Residential Zone category or Residential Apartment Zone category; and

(b) For "Area A" as shown on Diagram 2 of By-law 825-2021, along the average elevation of the south **lot line** of "the lands located northeast of the intersection of Kipling Avenue and Dundas Street West";

- (W) Despite regulation 40.10.40.70(1), in "Area B" as shown on Diagram 2 of By-law 825-2021, the required minimum **building setbacks** are calculated as follows:

- (i) for the portion of the "Base Building" facing "Frontage A" as shown on Diagram 11 of By-law 825-2021, no minimum **building setbacks** are required except for those portions of the **building** located on the ground and below the second **storey** of the **building**, where:

(a) a minimum **building setback** of 2.0 metres is required for a minimum of 43.0 metres of the **main wall** as measured from the northernmost point of the **main wall** and projecting south;

(b) a combined minimum **building setback** of 3.0 metres is required for a minimum of 19.0 metres of the **main wall**; and

(c) a minimum **building setback** of 6.0 metres is required for a minimum 10.5 metres of the **main wall** located at the southernmost end of "Frontage A" and projecting north;

- (ii) for the portion of the "Base Building" facing "Frontage B" as shown on Diagram 11 of By-law 825-2021, no minimum **building setbacks** are required except for those portions of the **building** located on the ground and below the second **storey** of the building, where:

(a) a minimum **building setback** of 2.0 metres is required, located at the easternmost end of "Frontage B" and projecting west, for a minimum width of 23 metres. This setback is to be measured at the midpoint of the 23 metre width from the **main wall** as it fronts on to "Frontage B";

(b) a minimum **building setback** of 3.0 metres, located at the westernmost end of "Frontage B", and projecting east, for a minimum width of 24 metres of the **main wall**; and

(c) where a required minimum **building setback** listed in (a) and (b) above is in conflict, the lesser required **building setback** prevails;

- (iii) for the portion of the "Base Building" facing "Frontage C" as shown on Diagram 11 of By-law 825-2021, the required minimum **building setback** is 1.0 metres, measured only at the midpoint of the **main wall**;

- (iv) for the portion of the "Base Building" facing "Frontage D" as shown on Diagram 11 of By-law 825-2021, the required minimum **building setback** is 4.0 metres, except:

(a) the portion of the **building** on the ground and located below the second **storey** containing **dwelling units** with direct entrances to each **dwelling unit**, the required **building setback** is 5.75 metres;

- (v) required minimum **building setbacks** are measured from each Frontage as shown on Diagram 11 of By-law 825-2021, projected at a right angle;

- (vi) where any required minimum **building setback** listed in (W)(i) to (iv) above is in conflict based on a right angle projection of the Frontages as shown in Diagram 11 of By-law 825-2021, the lesser required **building setback** prevails for the first 10 metres of that conflicting requirement;



- (vii) where a **building** faces more than one frontage as shown on Diagram 11 of By-law 825-2021, that portion of the **building** which faces the frontage with the lesser required minimum **building setback** as described in (W)(i) to (iv) above prevails, measured from the first 10 metres from that frontage, projected at a right angle;
- (viii) For the "Towers" shown as "Tower 1" and "Tower 2" on Diagram 11 of By-law 825-2021, the required minimum **building setbacks** are as shown on Diagram 11; and
  - (a) required minimum **building setbacks** for "Tower 1" and "Tower 2" are only as they are shown on Diagram 11, otherwise **building setbacks** do not apply for "Tower 1" and "Tower 2";
- (ix) The required "Tower" **building setbacks** prevail over the required "Base Building" **building setbacks**;
- (x) No **buildings** or **structures** are permitted in the area labelled "Historical Alignment" on Diagram 11 as shown on By-law 825-2021, except:
  - (a) **landscaping** and **soft landscaping** elements, public art structures, and park equipment such as benches, tables and outdoor fitness, recreation and play structures;
- (xi) No **building** or **structure** may penetrate a 45 degree **angular plane** as measured along the average elevation of the **lot line** of the closest **lot** located in the Residential Zone category or Residential Apartment Zone category;
- (X) Regulation 40.10.40.70(4), with regards to the required minimum **building setback** from the **front lot line** for residential uses on the first **storey**, does not apply;
- (Y) Despite regulation 40.10.40.60(1)(B), a platform or balcony attached to the **main wall** with a floor level higher than the floor level of the first **storey** of the **building**;
  - (i) must be located behind the **main wall** if located on a "Base Building"; or
  - (ii) if located on the portion of a "Base Building" where additional height is permitted where a setback is provided as described in (I) and (J) above, the platform or balcony may project into the required minimum **building setback** provided it does not exceed that required setback.
- (Z) Despite regulation 40.10.40.60(2)(B)(iii), a canopy, awning or similar **structure**, with or without structural support, or a roof over a platform, may not encroach into a required minimum **building setback** for the **building** where the minimum **building setback** is less than 1.0 metres except that:
  - (i) in "Area B" as shown in Diagram 2 of By-law 825-2021, and abutting "Frontage B" and "Frontage C" as shown on Diagram 11 of By-law 825-2021, for no more than 50 percent of the length of either "Frontage B" or "Frontage C", a canopy is permitted to project into any required **building setback** provided it is located at or below the second **storey**;
- (AA) Despite regulation 40.10.50.10(1):
  - (i) in "Area A" as shown on Diagram 2 of By-law 825-2021, a combined minimum of 1,825 square metres of **landscaping** and **soft landscaping** is required to be provided, which forms the "Landscaped Courtyard Area", of which also:
    - (a) forms a continuous connection between the two "Gateway to Open Space Zones" identified on Diagram 10 of By-law 825-2021;
    - (b) is "publicly accessible space"; and
    - (c) the provision of an **outdoor patio** which is **ancillary** to non-residential uses reduces the required **landscaping** and **soft landscaping** requirement described in (AA)(i) above to a maximum of 10 percent of that required area;
  - (ii) in "Area B" as shown on Diagram 2 of By-law 825-2021, a combined minimum of 560 square metres of **landscaping** and **soft landscaping** is required to be provided which must be provided in one continuous area, surrounded by at least three **main walls**;
- (BB) in "Area A" as shown on Diagram 2 of By-law 825-2021, two pedestrian accesses to the "Landscaped Courtyard Area", with no obstructions by a **building** or **structure** as described below, must be provided in the "Gateway to Open Space Zones" as shown on Diagram 10 of By-law 825-2021, of which:
  - (i) the southern pedestrian access to the "Landscaped Courtyard Area" will have a minimum width of 27.0 metres abutting "Frontage C" and must be open to the sky; and



- (ii) the northern pedestrian access to the "Landscaped Courtyard Area" will have a minimum width of 11.0 metres and a minimum height of 9.0 metres, as measured from the ground below it;
- (CC) Regulation 40.10.50.10(2), with regards to fence requirements if abutting a **lot** in the Residential or Residential Apartment Zone category, does not apply;
- (DD) Regulation 40.10.50.10(3), with regards to **landscaping** requirements if abutting a **lot** in the Residential or Residential Apartment Zone category, does not apply;
- (EE) Despite regulations 40.10.80.10(1) and 40.10.80.20(1) and (2), **parking spaces** are not permitted to be located above ground;
- (FF) Despite regulation 40.10.90.10(1), all **loading spaces** must be located inside a **building**;
- (GG) Despite clauses 40.10.90.40 and 40.10.100.10, all **vehicle** access and access to **loading spaces** for "Area A" as shown in Diagram 2 of By-law 825-2021 is required to be from St. Alban's Road, Adobigok Pathway or Biindagen Trail and all **vehicle** access and access to **loading spaces** for "Area B" as shown in Diagram 2 of By-law 825-2021 is required to be from Beamish Drive;
- (HH) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of obstructed **parking spaces** in each of "Area A" and "Area B" as shown on Diagram 2 of By-law 825-2021 are not required to provide 0.3 metres of additional width for each obstructed side;
- (II) Despite regulation 200.5.1.10(12)(C), a **vehicle** entrance or exit to the **building** must be at least 3.5 metres from the **lot line** abutting the **street** in "Area A" as shown on Diagram 2 of By-law 825-2021 and 0.7 metres for "Area B" as shown on Diagram 2 of By-law 825-2021;
- (JJ) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, and in each of "Area A" and "Area B" as shown on Diagram 2 of By-law 825-2021, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.3 **parking spaces** and a maximum of 0.48 **parking spaces** for each **dwelling unit** for residential occupants;
  - (ii) a minimum of 0.1 **parking spaces** for each **dwelling unit** for residential visitors;
  - (iii) a minimum of 1.0 **parking spaces** for each 100 square metres of **gross floor area** for non-residential uses, except that:
    - (a) no **parking spaces** are required for a **community centre** or **day nursery**;
  - (iv) For each of the morning, afternoon and evening parking periods identified in Table 1 of By-law 825-2021, the required minimum number of **parking spaces** for each use is calculated using the respective **parking space** requirement rate outlined in (JJ)(i) to (iii) above multiplied by the shared parking occupancy rate in Table 1, and:
    - (a) the minimum number of **parking spaces** required for each parking period is the total of the **parking spaces** required for all uses during that parking period; and
    - (b) the minimum number of **parking spaces** required for all uses on the **lot**, is equal to the largest number of **parking space** required for a parking period.
  - (v) "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
    - (a) a reduction of four residential occupant **parking spaces** will be permitted for each "car-share" **parking space** provided and that the maximum reduction be capped by the following formula: 4 [multiplied by] (total number of dwelling units divided by 60), rounded down to the nearest whole number;
  - (vi) Despite regulation 40.5.80.1(1), 40 percent of **parking spaces** required by (JJ)(i)(ii) and (iii) above may be provided as **public parking** on a non-exclusive basis;
- (KK) Despite regulation 40.5.80.10(1), a maximum of 30 percent of the required residential visitor and non-residential **parking spaces** for each of "Area A" and "Area B" as shown on Diagram 2 of By-law 825-2021 may be provided on "the lands located northeast of the intersection of Kipling Avenue and Dundas Street West";
- (LL) Despite regulation 200.5.1.10(2) and 200.5.1(3), any **parking space** provided as part of **public parking** may have a minimum length of 5.2 metres, provided they are accessed by a **drive aisle** having a width of 7.0 metres or greater;
- (MM) Despite regulation 200.15.1(1), an accessible **parking space** must have the following dimensions:



- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (NN) Despite regulation 200.15.1(4), accessible **parking spaces** must be **parking spaces** located closest to a pedestrian access to a **building** or a passenger elevator that provides access to the first **storey** of the **building**;
- (OO) Despite regulation 200.15.10(1), accessible **parking spaces** must be provided at the following minimum rates:
- (i) if the number of required **parking spaces** is 25 to 100, a minimum of 1 accessible **parking space** for every 25 **parking space** or part thereof; and
  - (ii) if the number of required **parking spaces** is greater than 100, a minimum of 4 accessible **parking spaces** plus 1 accessible **parking space** for every 50 **parking spaces** or part thereof, in excess of 100 **parking spaces**;
- (PP) Despite clause 220.5.10.1 and regulation 40.10.90(1), **loading spaces** must be provided in accordance with the following:
- (i) in "Area A" as shown in Diagram 2 of By-law 825-2021, a minimum of 1 Type "B" **loading space**, 2 Type "C" **loading spaces** and 1 Type "G" **loading space**, is required; and
  - (ii) in "Area B" as shown in Diagram 2 of By-law 825-2021, a minimum of 1 Type "C" **loading space**, and 1 Type "G" **loading space**, is required;
- (QQ) 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**;
- (RR) regulation 230.5.1.10(4) will apply with the exception that, if a **stacked bicycle parking space** is provided in a mechanical device, where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.43 metres;
- (SS) Despite regulation 230.5.10.1(6), to calculate **bicycle parking space** requirements for other than **dwelling units**, the **interior floor area** of a **building** is reduced by the area in the **building** used for:
- (i) all areas located below ground;
  - (ii) all **loading spaces**;
  - (iii) all **bicycle parking** spaces and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
  - (iv) all storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms;
  - (v) all shower and change facilities;
  - (vi) all indoor **amenity space**;
  - (vii) elevator shafts;
  - (viii) garbage shafts;
  - (ix) mechanical penthouse; and
  - (x) exit stairwells;
- (TT) In each of "Area A" and "Area B", and applied either independently or collectively:
- (i) a minimum of 25 percent of the total number of **dwelling units** must contain two bedrooms; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three bedrooms;
- (UU) In each of "Area A" and "Area B", and applied either independently or collectively:
- (i) a minimum of 10 percent of the total number of **dwelling units** must contain two bedrooms containing a minimum **interior floor area** of 87 square metres each; and
  - (ii) a minimum of 7 percent of the total number of **dwelling units** must contain three bedrooms containing a minimum **interior floor area** of 100 square metres each; and
- (VV) In "Area A" as shown on Diagram 2 of By-law 825-2021, 14 **dwelling units** which abut the "Landscaped Courtyard Area" are required as part of the **mixed use building**, and each of those



**dwelling units** shall have exclusive use of a yard comprised of a minimum area of 18 square metres of combined **landscaping** and **soft landscaping**, and:

- (i) the **landscaping** and **soft landscaping** requirement is in addition to that required by (AA) above.

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

[ By-law: 825-2021 ]

(378) Exception CR 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) On 316 Bloor Street West, if the requirements of Section 6 and Schedule A are complied with, none of the provisions of 5.10.40.70, 40.5.40.10, 40.5.40.60, 40.5.40.70(1)(A), 40.10.20.100(17), 40.10.40.10(2) and (5), 40.10.40.40(1), 40.10.40.60, 40.10.40.70(2), 40.10.40.80(2), 200.5.10.1, 200.15, 220.5.10.1, 230.5.1.10(4), (5), (9) and (10), Section 600.10, and 995.20 apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in compliance with (B) to (N) below:
- (B) The total **gross floor area** of **buildings** or **structures** on the **lot** must not exceed 22,450 square metres of which:
  - (i) The total **gross floor area** for residential uses must not exceed 22,100 square metres; and
  - (ii) The total **gross floor area** for non-residential uses must not exceed 350 square metres;
- (C) **Average grade** is Canadian Geodetic Datum elevation 114.95 metres. The height of a **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 in By-law 595-2021(OLT);
- (D) Despite (C) above, the following elements may exceed the height indicated by the numbers following the letter HT shown on Diagram 3 of By-law 595-2021(OLT):
  - (i) railings, parapets, balconies, cornices, window washing equipment, lighting fixtures, ornamental elements, trellises, planters, partitions dividing outdoor recreational areas, guard rails, stairs, stair enclosures, wheelchair ramps, vents, fences, screens, architectural features, elements of a **green roof**, lightning rods, and exhaust flues, located above the height of each of the roof levels of the **building**; and
  - (ii) despite paragraph (D)(i) above, the only element permitted to exceed a height of 98.0 metres shall be window washing equipment;
- (E) The portions of a **building** or **structure** above **average grade** must be located within the areas delineated by heavy lines on Diagram 3 of By-law 595-2021(OLT), except that:
  - (i) cornices, eaves, light fixtures, awnings, ornamental elements, trellises, window sills, planters, guardrails, balustrades, railings, stairs, stair enclosures, vents, ventilation shafts, fences, screens, wheel chair ramps, underground garage ramps and their associated **structures** and landscape and art features, patios, decks, balconies, terraces, canopies, pillars, doors, partitions dividing outdoor recreational areas and site servicing features may extend beyond the heavy lines shown on Diagram 2 of By-law 595-2021(OLT);
- (F) a minimum of 4.0 square metres of residential **amenity space** per **dwelling unit** shall be provided including:
  - (i) a minimum of 2.5 square metres of indoor residential **amenity space** per **dwelling unit**; and
  - (ii) a minimum of 0.5 square metres of outdoor residential **amenity space** per **dwelling unit**;
- (G) A minimum of 27 **parking spaces** including 4 "car-share parking spaces" shall be provided and maintained on the **lot**;
- (H) No **parking spaces** are required for the exclusive use of residential visitors or non-residential uses on the **lot**;
- (I) A minimum of 2 accessible **parking spaces**, the entire length of which must be adjacent to a 1.5 metre wide accessible barrier free aisle or path, shall be provided and maintained on the **lot** and 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;
- (J) Despite any provision to the contrary in By-law 595-2021(OLT) and/or By-law 569-2013, a maximum of 2 **parking spaces** required by Section (G) may be provided on lands municipally known in the year 2020 as 320, 322, 322½, 324, 324½, 326, 326½, 328, 328½ and 332 Bloor Street West;
- (K) A minimum of 0.9 **bicycle parking spaces** per **dwelling unit** must be provided and maintained on the **lot**, of which:
- (i) 0.9 **bicycle parking spaces** per **dwelling unit** must be allocated for resident bicycle parking; and
  - (ii) 0.1 **bicycle parking spaces** per **dwelling unit** must be allocated for visitor and non-residential use bicycle parking, and may be provided in a secured room;
- (L) **Bicycle parking spaces** may be provided on the first **storey**, second **storey** and second **storey** mezzanine levels;
- (M) One Type "G" **loading space** shall be provided and maintained on the **lot**; and
- (N) For the purpose of this exception:
- (i) "car-share motor vehicle" shall mean a motor vehicle available for shortterm rental, including an option for hourly rental, for the use of at least the occupants of the building erected on the lot; and
  - (ii) "car-share parking space" shall mean a parking space used exclusively for the parking of a "car-share motor vehicle".

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2021(OLT) ]

(379) Exception CR 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) On 33-45 Avenue Road and 136-148 Yorkville Avenue, if the requirements of Section 10 and Schedule A of By-law 687-2021 are complied with, a **mixed use building** may be constructed if it complies with (B) to (HH) below;
- (B) The **lot** consists of those lands shown on Diagram 1 attached to By-law 687-2021;
- (C) Regulations 40.10.20.100(1), 40.10.20.100(33) and 150.100.30.1(2), with respect to the size of an **eating establishment**, do not apply;
- (D) Regulation 40.10.20.100(21), with respect to the size of an **outdoor patio**, does not apply;
- (E) Regulation 40.10.20.100(1), with respect to the size of a **recreation use** for the purposes of a fitness club, does not apply;
- (F) Despite Regulations 40.10.20.20(1) and 40.10.20.100(4), a **hotel** room or suite may be located in the same **storey** as a **dwelling unit**;
- (G) Regulation 40.10.40.1(1), with respect to the location of residential use portion in a **mixed use building**, does not apply;
- (H) Regulation 40.10.40.1(3), with respect to the orientation of residential uses to a **street**, does not apply;
- (I) Regulation 40.10.40.1(4), with respect to the orientation of a **hotel** to a **street**, does not apply;
- (J) Regulation 40.10.40.1(5), with respect to **building** orientation and **hotels** and **buildings** with **dwelling units**, does not apply;
- (K) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 116.0 metres and the highest point of the **building** or **structure**;
- (L) Despite Regulation 40.10.40.10(1), no portion of a **building** or **structure** erected on the lands may exceed the height in metres specified by the numbers following "HT" on Diagram 6 of By-law 687-2021;



- (M) Despite Regulations 40.5.40.10(3), (4), (5), (6) and (7), and (L) above, the following elements of a **building** or **structure** may also project above the maximum **building** heights shown on Diagram 6 of By-law 687-2021:
- (i) wind screens, elevator overruns, **building** maintenance units, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, stair enclosures, roof drainage, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, **landscaping**, swimming pools and elements of a **green roof**, which may project up to a maximum of 5.0 metres above the height limits shown on Diagram 6;
  - (ii) parapets, which may project up to a maximum of 0.9 metres above the height limit shown on Diagram 6; and
  - (iii) canopies having a maximum vertical height of 17.0 metres above the height within any area not having a height limit shown on Diagram 6;
- (N) Despite Regulation 40.10.40.10(5), the height of the first **storey** must be at least 3.5 metres;
- (O) Despite Regulation 40.10.40.40(1), the total residential and non-residential **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 29,500 square metres, provided:
- (i) the residential **gross floor area** must not exceed 25,600 square metres;
  - (ii) the non-residential **gross floor area** must not exceed 4,000 square metres; and
  - (iii) a maximum of 2,000 square metres of non-residential **gross floor area** permitted by (O)(ii) above may be used for a **hotel**;
- (P) Regulation 40.10.40.50(2) with respect to **amenity space** for **buildings** with non-residential uses in SS1 Areas does not apply;
- (Q) Despite Regulations 5.10.40.70(4), 40.10.40.70(1), 40.10.40.80(1) and 600.10.10(1), the required minimum **building setbacks** and above ground separation distance between **main walls** are shown on Diagram 6 of By-law 687-2021;
- (R) Despite (Q) above, the minimum **building setbacks** and separation distances between **main walls** of a **building** or **structure** at the ground floor, up to a Canadian Geodetic Datum elevation 121.0 metres, are shown on Diagram 7 of By-law 687-2021;
- (S) In addition to the encroachments permitted by Clause 40.10.40.60 and despite Clauses (Q) and (R) above, the following elements of a **building** or **structure** are permitted to encroach into the required minimum **building setbacks** shown on Diagram 6 and 7 of By-law 687-2021;
- (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, architectural features, patios, decks, swimming pools, pillars, trellises, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, and underground garage ramps and associated structures, which may extend a maximum of 2.5 metres into the required **building setbacks** shown on Diagram 6 and 7;
  - (ii) awnings and canopies, which may extend a maximum of 11 metres into the required **building setbacks** shown on Diagram 6 and 7; and
  - (iii) balconies, which may extend a maximum of 3.0 metres into the required **building setbacks** shown on Diagram 6;
- (T) Despite Regulation 40.5.40.60(1), an awning, canopy or similar **structure** may be located more than 5.0 metres above the elevation of the ground directly below it;
- (U) Despite Regulation 40.10.90.40(1), access to a **loading space** may be from a major **street**;
- (V) Despite Regulation 40.10.100.10(1), **vehicle** access may be from a major **street**;
- (W) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:
- (i) a maximum rate of 2.3 **parking spaces** for each one-bedroom **dwelling unit**;
  - (ii) a maximum rate of 2.3 **parking spaces** for each two-bedroom **dwelling unit**;
  - (iii) a maximum rate of 2.3 **parking spaces** for each three or more bedroom **dwelling unit**;
  - (iv) no **parking spaces** are required for non-residential uses; and
  - (v) 4 dedicated **parking spaces** for the purposes of valet parking, courier and delivery services;



- (X) In addition to the uses permitted by Clause 40.10.20.10 and 40.10.20.20, a car-share **parking space** is a permitted use on the **lot**;
- (i) for the purposes of Clause (X) above, car-share means the practice whereby a number of people share the use of one or more **vehicles** that are owned and operated by a profit or **non-profit organization**, and such car-share **vehicles** are made available to at least the occupants of the **building** for short term rental, including hourly rental; and
  - (ii) car-share parking space means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- (Y) For each car-share parking space provided on the lands, the minimum number of **parking spaces** for residents required pursuant Regulation 200.5.10.1(1) and Table 200.5.10.1 may be reduced by four (4) **parking spaces**, up to a maximum reduction as calculated by the following formula:  $4 \times (\text{the total number of dwelling units on the lands divided by } 60)$ , rounded down to the nearest whole number;
- (Z) Despite Regulation 200.15.1(1) and 200.15.10(1), a minimum of 7 accessible **parking spaces** must be provided and maintained on the **lot** in accordance with the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (AA) Regulation 200.15.1(4), with respect to the location of accessible **parking spaces**, does not apply;
- (BB) Despite Regulation 220.5.10.1(1), one Type "G" **loading space** is required and must be provided and maintained on the **lot**;
- (CC) Despite Regulation 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained in accordance with the following minimum requirements:
- (i) 0.2 long-term **bicycle parking spaces** for each 100 square metres of non-residential **interior floor area** used for non-residential uses; and
  - (ii) 3 plus 0.3 short-term **bicycle parking spaces** for each 100 square metres of non-residential **interior floor area** used for non-residential uses;
- (DD) Regulation 230.5.1.10(9)(B)(iii), with respect to the location of a long-term **bicycle parking space** does not apply;
- (EE) Regulation 230.40.1.20(2), with respect to the location of a short-term **bicycle parking space** does not apply;
- (FF) Regulation 230.40.1.20(2) with respect to the location of a short-term **bicycle parking space** relative to a **building** entrance does not apply;
- (GG) Despite Regulations 230.5.1.10(4) and 230.5.1.10(10), both long-term and short-term **bicycle parking spaces** may be located in a **stacked bicycle parking space** having the following minimum dimensions:
- (i) length of 1.6 metres;
  - (ii) width of 0.45 metres;
  - (iii) vertical clearance of 1.2 metres; and
  - (iv) stacked **bicycle parking space** mechanisms and equipment may be contained within these dimensions noted in (i) through (iii) above; and
- (HH) Despite Regulations 230.5.1.10(10) and 230.40.1.20(1) long-term and short-term **bicycle parking spaces** may be located in a dedicated secure bicycle storage locker.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 687-2021 ]

(380) Exception CR 380

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

Site Specific Provisions:

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



(B) A **place of worship** is permitted.

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

(381) Exception CR 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) On 308-314 Jarvis Street, if the requirements of Section 8 and Schedule A of By-law 699-2021(OLT) are complied with then a **building or structure** may be constructed in compliance with regulations (B) to (S) below;
- (B) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 32,584 square metres, of which:
  - (i) A maximum of 32,341 square metres of **gross floor area** may be used for residential uses; and
  - (ii) A minimum of 240 square metres of **gross floor area** must be used for non-residential uses, and such **gross floor area** for non-residential uses must be located on the ground level of any **building** on the **lot**;
- (C) The maximum permitted tower floorplate area, as measured from the exterior of the **main wall** of each **storey** permitted above a height of 31.5 metres, measured from **established grade**, shall not exceed 771 square metres;
- (D) A minimum of 10 percent (10 percent) of the total number of units erected on the **lot** or 49 units, whichever is greater, shall comprise three-bedroom **dwelling units** or **dwelling units** having a greater number of bedrooms, including **townhouse** units;
- (E) A minimum of twenty percent (20 percent) of the total number of units erected on the **lot** or 98 units, whichever is greater, shall comprise two-bedroom **dwelling units**;
- (F) Despite regulations 40.5.40.10(1) and (2), for the purpose of this exception, the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 99.0 metres to the highest point of the **building** or **structure**;
- (G) Despite regulations 40.10.40.10(1) and 40.5.40.10(4), the permitted maximum height is the numerical value in metres specified by the numbers following the letter "HT" on Diagram 5 of By-law 699-2021(OLT);
- (H) The maximum number of **storeys** permitted on the **lot** shall not exceed the number of **storeys** specified by the numbers preceding the letters ST as shown on Diagram 5 of By-law 699-2021(OLT);
- (I) Despite regulations 40.5.40.70, 40.10.40.70, and 600.10, the minimum required setbacks for any **building** or **structure** are shown in metres on Diagram 5 of By-law 699-2021(OLT);
- (J) Despite regulations 40.5.40.10, 40.5.40.70, 40.10.40.60, 40.10.40.70.(1), and 600.10, the following **building** elements and **structures** are permitted to encroach into required **building setbacks** shown on Diagram 5 of By-law 699-2021(OLT) as follows:
  - (i) Architectural features, awnings, balustrades, bay windows, canopies, chimneys, cornices, eaves, fences, guardrails, lighting fixtures, landscape features, ornamental elements, parapets, brick elements, planters, railings, retaining walls, stairs and stair enclosures, screens, and window sills, may encroach into the required **building setbacks** for all **buildings** and **structures** up to a maximum of 2.5 metres;
  - (ii) Railings, balustrades and screen dividers on terraces associated with residential **dwelling units** may encroach into the required **building setback** of all **buildings** and **structures** up to a maximum of 4.9 metres;
  - (iii) Screens, planters along the both the Jarvis Street and Mutual Street frontage, and underground garage ramp and their associated **structures** including canopies, may encroach into the required **building setback** for all **buildings** and **structures** up to a maximum of 5.5 metres; and
  - (iv) Balconies may encroach into the required **building setbacks** for all **buildings** and **structures** up to a maximum of 2.0 metres;
- (K) Despite regulations 40.5.40.10 and 40.10.40.60, the following **building** elements and **structures** are permitted to project above the heights shown on Diagram 5 of By-law 699-2021(OLT) as follows:



- (i) Architectural features, air intake and air handling units, awnings, balconies, canopies, communication equipment, cornices, eaves, fences, flues, **green roof**, guardrails, insulation and roof surface materials, landscape features, lighting fixtures, ornamental elements, pipes, planters, platforms, railings, retaining walls, screens, stairs, terraces, walkways, access hatches, wind protection, and window sills may project above the heights shown on Diagram 5 by a maximum of 2.0 metres;
  - (ii) Underground garage ramps and their associated **structures** may project above the heights shown on Diagram 5 by a maximum of 4.9 metres;
  - (iii) Elements or **structures** on any portion of a roof used for outside or open air recreation, including required residential **amenity space** and stair enclosures may project above the heights shown on Diagram 5 by a maximum of 3.0 metres;
  - (iv) Mechanical penthouses, parapets, vents, stacks, railings, window washing equipment, **green roofs** located on mechanical penthouses, and exit stairs may exceed the heights specified on Diagram 5 by a maximum of 5.0 metres;
  - (v) Elevator enclosures and overruns, parapets, roof drainage components, and thermal and waterproofing assembly and **green roofs** associated with elevator enclosures and overruns located in "Area A" on Diagram 5 may project above the heights specified on Diagram 5 by a maximum of 6.5 metres;
  - (vi) Elevator enclosures and overruns, parapets, roof drainage components, and thermal and waterproofing assembly located in "Area B" on Diagram 5 may project above the heights on Diagram 5 by a maximum of 6.2 metres; and
  - (vii) Chimneys, cooling towers, and perimeter walls associated with cooling towers located in "Area C" on Diagram 5 may project above the heights specified on Diagram 5 by a maximum of 7.5 metres;
- (L) Despite regulation 40.10.40.50, **amenity space** must be provided and maintained in accordance with the following:
- (i) A minimum of 2.0 square metres per **dwelling unit** of indoor **amenity space** must be provided; and
  - (ii) A minimum of 1.5 square metres per **dwelling unit** of outdoor **amenity space** must be provided;
- (M) Despite regulations 40.10.90.40.(1) and (3), and 40.10.100.10.(1), **vehicle** access to required **loading spaces** and **parking spaces** shall be provided and maintained on the **lot** from Jarvis Street.
- (N) Despite Table 200.5.10.1, **parking spaces** must be provided on the **lot** as follows:
- (i) A minimum of 0.17 **parking spaces** per **dwelling unit** for residents must be provided; and
  - (ii) A minimum of 0.05 **parking spaces** per **dwelling unit** for visitors to the **dwelling units** must be provided;
- (O) Required residential visitor **parking spaces** may be shared with retail commercial uses and may be used commercially for profit.
- (P) Despite regulation 220.5.10.1, a minimum of one **loading space** – Type G and one **loading space** – Type C must be provided and maintained on the **lot**.
- (Q) Despite regulations 230.5.10.1(1), (2) and (5), a minimum of 496 **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:
- (i) A minimum of 0.9 "long-term" **bicycle parking spaces** per **dwelling unit** must be provided;
  - (ii) A minimum of 0.1 "short-term" **bicycle parking spaces** per **dwelling unit** must be provided; and
  - (iii) A minimum of 5 short-term **bicycle parking spaces** must be provided for the non-residential uses on the **lot**;
- (R) Despite regulation 230.5.1.10(4)(A), **bicycle parking spaces** must comply with the following:
- (i) A **stacked bicycle parking space** must have a minimum length of 1.8 metres, a minimum width of 0.2 metres and a minimum vertical clearance of 1.0 metres; and



- (ii) A **bicycle parking space** that is not a **stacked bicycle parking space**, must have a minimum length of 1.8 metres, a minimum width of 0.2 metres and a minimum vertical clearance of 1.9 metres; and

(S) For the purposes of this Exception:

- (i) **Existing Heritage Building** means the existing heritage building municipally known as 314 Jarvis Street, located on the lot in the year 2021 as shown on Diagram 5, subject to any alterations, additions and internal modifications;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 699-2021(OLT) ]

(382) Exception CR 382

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the only use permitted in a **building** existing on the date of enactment of this By-law is office, if it is not a medical or dental office.

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

(383) Exception CR 383

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
- (B) A **place of worship** is permitted; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 45, of former City of Scarborough by-law 9510.

(384) Exception CR 384

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted: **vehicle fuel station, ancillary eating establishment, ancillary retail store, ancillary vehicle washing establishment**, office, and **place of worship**;
- (B) Despite land use permissions for this zone, **ancillary amusement devices** are not permitted;
- (C) The permitted maximum **gross floor area** cannot exceed 0.7 times the area of the **lot**;
- (D) The maximum **building** height is 15.0 metres; and
- (E) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres.

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

(385) Exception CR 385

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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, only the following uses are permitted: **financial institution, day nursery**, library, office, **personal service shop, place of worship, retail store**, and **education use**;



- (B) Despite land use permissions for this zone, **ancillary amusement devices** are not permitted;
- (C) The permitted maximum **gross floor area** cannot exceed 0.7 times the area of the **lot**;
- (D) The total combined **gross floor area** of all **retail store, personal service shop, financial institutions**, and **day nursery** uses must not exceed the ratio of 1.0 square metres for every 1.5 square metres of **gross floor area** for office and educational uses; and
- (E) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres.

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

(386) Exception CR 386

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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, only the following uses are permitted if they comply with Chapter 150: **vehicle fuel station, vehicle service shop, and vehicle washing establishment**;
- (B) A **retail store** is also a permitted use, and any single **retail store** must not exceed 185.0 square metres in **gross floor area**; and
- (C) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres.

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

(387) Exception CR 387

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
- (B) A minimum of 1.0 square metres of indoor **amenity space** must be provided for each residential **dwelling unit**;
- (C) **Parking spaces** must be provided at a minimum rate of:
  - (i) 2.6 **parking spaces** for each 100.0 square metres of **gross floor area** for office uses;
  - (ii) 1.0 enclosed **parking spaces** for each **dwelling unit**;
  - (iii) 0.3 **parking spaces** for each **dwelling unit** for visitors; and
  - (iv) 1.0 **parking spaces** for each bedroom for a **hotel** use.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 9 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 15907.

(388) Exception CR 388

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

Site Specific Provisions:

Site Specific Provisions:

- (A) On 1021-1035 Markham Road, if the requirements of Section 5 and Schedule A of By-law 1276-2018 are complied with, a **building or structure** is permitted if it complies with the following regulations;
- (B) Despite the permitted uses listed in Regulations 40.10.20.10(1) and 40.10.20.10(2), the only uses permitted from those lists are: **Dwelling Units** in a **building** type permitted by Clause 40.10.20.40., **Art Gallery, Artist Studio, Automated Banking Machine, Community Centre, Custom Workshop, Eating Establishment, Home Occupation, Library, Massage Therapy, Municipal Shelter, Office**, including Medical and Dental Office, **Outdoor Patio, Park, Personal Service Shop, Pet Services, Private Home Daycare, Retail Store, Religious Education Use, Renewable Energy, Retail Store, Retail Service, Take-out Eating Establishment and Wellness Centre**;
- (C) Despite the Lot Coverage Overlay Map in Section 995.30.1, for these lands the maximum permitted **lot coverage** is 61 percent;



- (D) A maximum 333 **dwelling units** are permitted, of which a minimum 10 percent must be 3-bedroom **dwelling units**;
- (E) A maximum **gross floor area** for all uses of 26,500.0 square metres is permitted, of which a maximum of 2,200.0 square metres is permitted for uses other than **dwelling units**;
- (F) **Parking spaces** must be provided at the rates required for lands in Policy Area 4 in Table 970.10.15.5, except the minimum tenant requirement in an **apartment building** is 0.45 **parking spaces** per **dwelling unit** (to a permitted maximum of 1.3 **parking spaces** per **dwelling unit**), of which a minimum of 2 and maximum of 5 **parking spaces** will be allocated for 'car-share' parking only; [ By-law: 89-2022 ]
- (G) Despite the Height Overlay Map in Section 995.20.1, the maximum permitted height is 34 **storeys** and 111.0 metres, except maximum height of the podium base- **building** is 6 **storeys** and 29.2 metres;
- (H) Despite Regulations 40.5.40.10(2), (4) and (5), no elements of the **building** may project beyond the maximum **building** height in (G) above;
- (I) Despite Regulation 40.10.40.70(3), the following minimum **building setback** requirements apply:
  - (i) 1.0 metres from the Markham Road **street** line, plus an additional **building setback** of 4.5 metres above **storey** 6;
  - (ii) 0.7 metres from the Brimorton Drive **street** line, plus an additional **building setback** of 2.6 metres above **storey** 6;
  - (iii) 9.7 metres from an Open Space Zone (O);
  - (iv) 9.0 metres from all other **lot lines**; and
  - (v) Despite (i) to (iv) above, a minimum 0.6 metre **building setback** from the **lot line** abutting a **street** is required for underground parking **structures**, with no minimum **building setback** required from other **lot lines** or from the Markham Road/Brimorton Drive **street** line corner rounding;
- (J) Regulation 40.10.40.70(4) does not apply to **dwelling units** located in the first **storey**;
- (K) The permitted maximum **gross floor area** of each **storey** more than 6 **storeys** above grade is:
  - (i) 750.0 square metres per floor from **storey** 7 to **storey** 32;
  - (ii) 650.0 square metres for **storeys** 33 and 34; and
  - (iii) 400.0 square metres for the mechanical penthouse;
- (L) The **angular plane** requirements of Regulation 40.10.40.70(3)(D) do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1276-2018 ]

(389) Exception CR 389

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd. is 21.0 metres, measured from the centre line of the original road allowance of Ellesmere Rd.; and
- (B) A **place of worship** is permitted.

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

(390) Exception CR 390

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Markham Rd. or Ellesmere Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd. and Ellesmere Rd.;



- (B) For the purpose on calculating **parking space** requirements for this exception, the **interior floor area** comprised of storage rooms and washrooms located on mezzanine floors are not included in the **gross floor area** for calculation **parking space** requirements; and
- (C) The **gross floor area** of all **buildings** must not be greater than 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 14, of former City of Scarborough by-law 9510.

(391) Exception CR 391

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Markham Rd. is 21 metres measured from the centre line of the original road allowance; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(392) Exception CR 392

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Markham Rd. or Ellesmere Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd. and Ellesmere Rd.;
- (B) The minimum **building setback** from the **rear lot line** is 3.0 metres; and
- (C) A **place of worship** is permitted.

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

(393) Exception CR 393

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Markham Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.;
- (B) The minimum **building setback** from a **side lot line** is 4.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 4.5 metres;
- (D) The only uses permitted are:
  - (i) **Financial Institution**;
  - (ii) Office; and
  - (iii) **eating establishment**; and
- (E) All parts of a below grade parking **structure** must be set back from a **lot line** that abuts a **street** the greater of:
  - (i) a distance equal to half the distance between the surface elevation of the lowest floor and the average elevation of grade along the **lot line** that abuts the **street**; and
  - (ii) 3.0 metres.

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

(394) Exception CR 394



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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The **interior floor area** of all **retail stores, personal service shops** and **financial institutions** must not exceed 0.25 time the **interior floor area** of all other uses;
- (C) In addition to (B) the **interior floor area** of all **eating establishments** must:
  - (i) not exceed 280 square metres; and
  - (ii) be entirely located within 20.0 metres of the **front lot line** and 28.0 metres of the northerly **side lot line**; and
- (D) A recreational use is not permitted.

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

(395) Exception CR 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) On 8 Elm Street, and 348-354 and 356 Yonge Street and a portion of 14 Elm Street, if the requirements of Section 8 and Schedule A of By-law 214-2022(OLT) are complied with then a **mixed use building** may be constructed in accordance with (B) to (T) below:
- (B) Despite regulation 40.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 93.72 metres to the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** must not exceed 55,000 square metres, of which a minimum **gross floor area** of 945 square metres must be provided for office uses on the lands identified as Part B on Diagrams 1a and 1b of By-law 214-2022(OLT);
- (D) Despite regulation 40.10.40.1(1), on the first, second, third, fourth and fifth **storeys** residential uses may be located on the same **storey** as non-residential use portions;
- (E) Despite regulation 40.10.40.70 (1), and Section 600.10, the required minimum **building setbacks** are as shown in metres on Diagrams 3a and 3b of By-law 214-2022(OLT);
- (F) **Dwelling units** must be provided as follows:
  - (i) A minimum of 10 per cent of **dwelling units** must be three bedroom **dwelling units**;
  - (ii) A minimum of 30 per cent of **dwelling units** must be two bedroom **dwelling units**; and
  - (iii) There is no minimum **gross floor area** of **dwelling unit** size;
- (G) Despite Regulations 5.10.40.70(1), 40.5.40.60(1) and Clause 40.10.40.60, the following are permitted to encroach into the required minimum **building setbacks** as shown on Diagrams 3a and 3b of By-law 214-2022(OLT) as follows:
  - (i) Lighting fixtures, balconies and guards, balcony roof or canopies, privacy screens, mechanical and architectural screens, window sills, chimneys, mechanical fans, retaining walls and curbs, monitor wells, structural columns, fences and safety railings, balustrades, bollards, underground garage ramps and their associated **structures**, and public art features by no more than 1.5 metres; and
  - (ii) Despite section (G) (i) above, balconies are not permitted to encroach into the required **building setback** on the north façade of any **building** or **structure**;
- (H) Despite Regulations 40.10.40.10(1) and 40.5.40.10(8) the permitted maximum height of a **building** or **structure**, including the mechanical penthouse, is the height measured in metres specified by the numbers following the symbol HT as shown on Diagrams 3a and 3b of By-law 214-2022(OLT);
- (I) Despite Clause 40.5.40.10 and (H) above, the following **building** elements or **structures** may project above the permitted maximum heights in metres specified by the numbers following the symbol HT as shown on Diagrams 3a and 3b of By-law 214-2022(OLT), as follows:



- (i) a **structure** on the roof of the **building** used for outside or open air recreation, window washing equipment on the roof of a **building**, light fixtures, elevator overrun, railings, elements of a **green roof**, by no more than 5.0 metres;
  - (ii) an unenclosed roof top amenity **structure** above the locations identified as HT 11.0 on the Part A lands on Diagrams 3a and 3b, by no more than 5.0 metres;
  - (iii) Despite section (I) (i) above, the only permitted projections above the locations identified as HT 29.0 and HT 25.8 on the Part B lands on Diagrams 3a and 3b are parapets, handrails and window washing equipment that may project by no more than 2.0 metres;
  - (iv) Despite section (I) (i) and (iii) above, an architectural and mechanical screen shall be required and shall project 3.5 metres above the location identified as HT 29.0 on the Part B lands on Diagrams 3a and 3b. For greater clarity, the architectural and mechanical screen shall be restricted to the area indicated on Diagrams 3a and 3b;
  - (v) Despite section (I) (i), (iii) and (iv) above, no projections are permitted above the locations identified as HT30.0 and HT31.0 on the Part B lands on Diagrams 3a and 3b; and
  - (vi) Despite section (I) (i) above, the only permitted projections above the location identified as HT 25.8 on the Part A lands on Diagrams 3a and 3b are parapets, handrails, window washing equipment, privacy screens, elements of a **green roof** and mechanical equipment that may project by no more than 2.0 metres;
- (J) Despite regulation 40.10.40.10.(5), the required minimum height of the first **storey** is 3.8 metres;
- (K) Despite regulation 40.10.40.50(1), **amenity space** must be provided as follows:
- (i) A minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit**; and
  - (ii) A minimum of 1.0 square metres of outdoor **amenity space** for each **dwelling unit**;
- (L) Despite regulation 200.5.10.1.(1), Table 200.5.10.1 and article 200.20.10, **parking spaces** must be provided and maintained at a minimum rate of 0.15 **parking spaces** per **dwelling unit** which may be provided in a **stacked parking space** or in a **parking space**, and the **parking spaces** may be in an automated parking system;
- (M) Despite regulations 200.5.1.10.(2), (3), (5) and (6), if the parking is provided in a **stacked parking space**, the following dimensions apply to a **stacked parking space**:
- (i) a minimum width of 2.2 metres; and
  - (ii) a minimum length of 5.2 metres;
- (N) **Parking spaces** provided within an "automated parking system" will not be subject to clause 200.5.1.10;
- (O) Despite regulation 200.15.10.(1), no accessible **parking spaces** are required;
- (P) Despite regulations 220.5.10.1.(2), (3), and (5) and regulations 220.5.10.11.(3) and 220.20.1.(2), a minimum of 1 **loading space** – type C and 1 **loading space** – type B must be provided and despite regulation 220.5.1.10(5) the **loading space** – type B can be provided on an automated turntable;
- (Q) Despite regulation 40.10.90.40.(3), access to a **loading space** located in a **building** is permitted through a **main wall** that faces a **street**;
- (R) Despite regulation 230.5.1.10.(4), the minimum width of a **bicycle parking space**, including a **bicycle parking space** placed in a vertical position on a wall, **structure** or mechanical device and a **stacked bicycle parking space** is 0.5 metres;
- (S) Despite Regulations 230.5.1.10(9) and (10), and Clauses 230.40.1.20, "long-term" and a "short-term" **bicycle parking spaces** may be:
- (i) located in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions;
  - (ii) located in a secured room or area on any floor of a **building** above or below ground level; and
  - (iii) located more than 30 metres from a pedestrian entrance;
- (T) Despite Regulation 230.5.1.10(7), no shower and change facilities are required on the lands identified on Diagrams 1a and 1b of By-law 214-2022(OLT);

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 214-2022(OLT) ]

(396) Exception CR 396



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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) Only the following uses are permitted:
  - (i) **Funeral Home** with an **Ancillary Residential Unit**;
  - (ii) Fraternal Organizations;
  - (iii) Professional and Business Offices; and
  - (iv) **Day Nurseries**; and
- (C) **Parking spaces** for the **Funeral Home** and Uses related thereto must be provided at a minimum rate of 5.5 for each 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 43, of former City of Scarborough by-law 10327.

(397) Exception CR 397

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Markham Rd. or Ellesmere Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd. and Ellesmere Rd.;
- (B) The minimum **building setback** from a **side lot line** is 3.0 metres; and
- (C) A **place of worship** is permitted if it is in:
  - (i) a **building** that is setback from a **side lot line** a distance equal to at least half the height of the **building**; and
  - (ii) a **building** that is setback at least 7.5 metres from a **rear lot line**.

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

(398) Exception CR 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) On the lands municipally known as 2 Carlton Street if the requirements of Section 8 and Schedule A of By-law 758-2021(OLT) are complied with, then a **mixed use building or structure** may be constructed in compliance with regulations (B) to (U) below:
- (B) Despite Regulations 40.5.1.10(3) and 40.10.40.40(1), the maximum permitted **gross floor area** of the **mixed use building** erected on the lands shown on Diagram 3 must not exceed 81,000 square metres, of which:
  - (i) The minimum **gross floor area** devoted to office uses shall be 8,282 square metres and the maximum **gross floor area** devoted to office uses shall be 14,554 square metres;
  - (ii) The maximum **gross floor area** devoted to residential uses shall be 72,000 square metres;
  - (iii) No residential **gross floor area** may be permitted above the Canadian Geodetic Datum elevation of 344.2 metres; and
  - (iv) The minimum **gross floor area** devoted to retail uses shall be 800 square metres and the maximum **gross floor area** devoted to retail uses shall be 1800 square metres;
- (C) A minimum of 10 percent of the total number of **dwelling units** shall have three bedrooms and an additional 30 percent of the total number of **dwelling units** shall have two or more bedrooms;
- (D) Despite Regulation 40.5.40.10(1) and (2), for the purposes of By-law 758-2021(OLT), the height of a **building or structure** is measured as the vertical distance between the Canadian Geodetic Datum



- elevation of 102.2 metres and the highest point of the **building** or **structure**, except for those elements otherwise expressly permitted in By-law 758-2021(OLT);
- (E) Despite Regulations 40.10.40.10(1), no portion of the **mixed use building** may exceed the maximum height in metres specified by the number following the letters "HT" on Diagram 3 of By-law 758-2021(OLT);
- (F) Despite (E) above, Clause 40.5.40.10 and Regulation 40.10.40.10(1), the following **building** elements and **structures** are permitted to project above the permitted maximum heights shown on Diagram 3 of By-law 758-2021(OLT), as follows:
- (i) Architectural features, air intake and air handling units, communication equipment, cooling tower, elevator overruns, exit stairs, stairs, stair enclosures, fences, flues, landscape and public art features, noise attenuation walls, pipes, window washing equipment, and elevator machine room may project up to a maximum of 5.0 metres above the permitted maximum heights;
  - (ii) Awnings, chimneys, bicycle racks, bollards, guardrails, lighting fixtures, Planters, ornamental elements, cornices, platforms, railings, retaining walls, parapets, railings, balustrades, roof drainage systems, screens, stacks, terraces, **green roof**, trellises, insulation and roof surface materials, vents, wind mitigation screens, and window sills, may project up to a maximum of 2.5 metres above the permitted maximum heights;
  - (iii) Elements or **structures** on any portion of a roof used for outside or open air recreation, including required residential **amenity space** may project up to a maximum of 3.0 metres above the permitted maximum heights.
  - (iv) Despite subsections F (i), (ii) and (iii) above, Clause 40.5.40.10 and Regulation 40.10.40.10(1), no **building** elements and structures shall be located above the Canadian Geodetic Datum elevation of 349.2 metres within the area denoted as HT 247.0 on Diagram 3, above the Canadian Geodetic Datum elevation of 344.2 metres within the area denoted as HT 242.0 on Diagram 3, above the Canadian Geodetic Datum elevation of 341.4 metres within the area denoted as HT 239.2 on Diagram 3, above the Canadian Geodetic Datum elevation of 338.6 metres within the area denoted as HT 236.4 on Diagram 3, above the Canadian Geodetic Datum elevation of 335.8 metres within the area denoted as HT 233.6 on Diagram 3, above the Canadian Geodetic Datum elevation of 333.0 metres within the area denoted as HT 230.8 on Diagram 3, and above the Canadian Geodetic Datum elevation of 330.2 metres within the area denoted as HT 228 on Diagram 3, except for the following:
    - (a) Architectural features, air intake and air handling units, chimneys, lighting fixtures, communication equipment, flues, window washing equipment, up to a maximum height of 5 metres; and
    - (b) Guardrails, roof drainage, terraces, **green roof**, trellises, screens, cornices, railings, insulation and roof surface materials up to a maximum of 2.5 metres;
  - (v) Despite subsections F (i), (ii), (iii) and (iv) above, Clause 40.5.40.10 and Regulation 40.10.40.10(1), no **building** elements and **structures** shall be located above the Canadian Geodetic Datum elevation of 353.3 metres within the area denoted as HT 251.1 on Diagram 3 except for the following:
    - (a) Air intake and air handling units, lighting fixtures, communication equipment, and flues up to a maximum height of 2.5 metres; and
    - (b) Window washing equipment up to a maximum of 5 metres;
- (G) Despite Regulations 40.5.40.70, 40.10.40.70(1) and Section 600.10, the minimum required **building setbacks** and are shown on Diagram 3 of By-law 758-2021(OLT);
- (H) Despite Regulations 5.10.40.70(1), 40.10.40.60, 600.10 and (G) above, the following **building** elements and **structures** are permitted to encroach into required **building setbacks** shown on Diagram 3 of By-law 758-2021(OLT), as follows:
- (i) Awnings and canopies may encroach up to a maximum of 1.5 metres;
  - (ii) Chimneys, landscape and public art features, planters, trellises, screens, wind mitigation screens, and wheel chair ramps, and their associated **structures**, may encroach up to a maximum of 2.5 metres;



- (iii) Architectural features, eaves, fences, finials, guardrails, lighting fixtures, ornamental elements, parapets, railings, window sills, may encroach up to a maximum of 1.0 metres;
  - (iv) Stairs and stair enclosures may encroach up to a maximum of 5.5 metres;
  - (v) Window washing and **building** maintenance equipment, may encroach into the required **building setbacks** for all **buildings** and **structures** up to a maximum of 5.5 metres when in use; and
  - (vi) Bay windows may encroach into the required **building setbacks** within the areas specified on Diagram 3 as "Bay Window Zone" to a maximum of 1.5 metres;
- (I) Despite Clause 40.10.40.50, **amenity space** must be provided and maintained on the **lot** as follows:
- (i) 1.6 square metres of indoor **amenity space** shall be provided for each **dwelling unit**; and
  - (ii) 0.6 square metres of outdoor **amenity space** shall be provided for each **dwelling unit**, of which:
    - (a) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
    - (b) no more than 25 percent of the outdoor component may be a **green roof**;
- (J) Despite Regulations 40.10.100.10(1) (A) and (C) with respect to **vehicle** access, one vehicular access is permitted from Wood Street and one vehicular access is permitted from Reverend Porter Lane and regulation 200.5.1.10(12)(c) shall not apply;
- (K) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** as follows:
- (i) A minimum of 0.125 parking spaces per **dwelling unit** for residents of the **mixed use building**;
  - (ii) 16 Car Share parking spaces are required for use by occupants of the **mixed use building**;
  - (iii) A minimum of 0.03 **parking spaces** per 100 square metres of non-residential **gross floor area** are required for non-residential uses and residential visitors in the **mixed use building**;
  - (iv) The **parking spaces** may be located in an "automated parking system";
  - (v) **parking spaces** provided within an "automated parking system" will not be subject to clause 200.5.1.10. and must have minimum dimensions as follows:
    - (a) Length - 5.4 metres;
    - (b) Width - 2.4 metres; and
    - (c) Vertical clearance - 2 metres;
  - (vi) **Parking spaces** required in (i) through (iii) above may be provided in a **stacked parking space**; and
  - (vii) For the purposes of this exception, "automated parking system" means a mechanical system for the purpose of parking and retrieving cars without drivers in the vehicle during parking and without the use of ramping or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of cars on parking pallets. Automated manoeuvring of other vehicles may be required in order for cars to be parked or to be retrieved. Parking pallets and parking elevators will not conform to the parking space and accessible parking space dimensions set out in City of Toronto Zoning By-law 569-2013 and above in By-law 758-2021(OLT). For clarity, parking pallets will be considered as a **parking space** or as an accessible **parking space** for the purpose of determining compliance with the requirements in City of Toronto Zoning By-law 569-2013 and relevant clauses in By-law 758-2021(OLT).
- (L) Despite Regulations 200.5.1.10(2)(A) and (D), electric **vehicle** infrastructure, including electrical **vehicle** supply equipment may encroach up to a maximum of 0.5 metres, and does not constitute an obstruction to a parking space;
- (M) Accessible **parking spaces** shall be provided on the **lot** in accordance with the following requirements:
- (i) minimum length of 5.6 metres;
  - (ii) minimum width of 3.4 metres;
  - (iii) minimum vertical clearance of 2.1 metres; and



- (iv) the entire length of accessible **parking spaces** must be adjacent to a 1.5 metres wide accessible barrier free aisle or path;
- (N) Despite sections 200.15.1(4) and 200.15.10(1) a minimum of five (5) accessible **parking spaces** must be located closest to a barrier free pedestrian entrance within the **parking garage** providing access to an elevator serving the ground floor;
- (O) "Car-share" parking spaces are permitted on the **lot** in accordance with the following: For the purposes of this exception, "car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or nonprofit car sharing organization and where the organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee which may or may not be refundable, and "car share parking space" means a parking space exclusively reserved and used for car share purposes where the **vehicle** is accessible to at least the occupants of the **building**;
- (P) Despite Clause 220.5.10.1 **loading spaces** shall be provided on the **lot**, as follows:
  - (i) One – **loading space** – Type 'G'
  - (ii) One – **loading space** – Type 'B'; and
  - (iii) One – **loading space** – Type 'C';
- (Q) Despite Regulation 230.5.1.10(9), (10) and 230.40.1.20 (1), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) Long-term and short-term **bicycle parking spaces** may be provided in horizontal, vertical and/or **stacked bicycle parking spaces**, or any combination thereof;
  - (ii) Long-term **bicycle parking spaces** and short-term **bicycle parking spaces** may be located any floor of a **building** below **grade** and may be located more than 30 metres from a pedestrian entrance;
  - (iii) Despite subsection P(ii) above, a minimum of 400 long-term **bicycle parking spaces** will be located on the first level below grade, inclusive of a mezzanine level;
  - (iv) Short-term and long-term **bicycle parking spaces** and/or **stacked bicycle parking spaces** may be located within a secured room, enclosure or any combination thereof; and
  - (v) Short-term **bicycle parking spaces** and/or **stacked bicycle parking spaces** may be located indoors or outdoors;
- (R) Despite Regulation 230.5.1.10(4) and (5) **stacked bicycle parking spaces** must have minimum dimensions as follows:
  - (i) minimum length of 1.8 metres;
  - (ii) minimum width of 0.6 metres, and
  - (iii) minimum vertical clearance for each bicycle parking space of 1.0 metres;
- (S) Regulation 40.10.40.1(1) with respect to location of commercial uses in a **mixed use building**, does not apply;
- (T) Despite regulation 40.10.40.10(5) related to the minimum height of first **storey**, the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey** shall be 4.0 metres; and
- (U) None of the provisions of this By-law or By-law 569-2013, as amended, shall apply to prevent a Construction Office/Sales Office on the lands identified on Diagram 1 of By-law 758-2021(OLT), where a Construction Office/Sales Office means **buildings, structures**, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity and/or for selling or leasing **dwelling units** and non-residential gross floor area on the lands identified on Diagram 1 of By-law 758-2021(OLT);

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 758-2021(OLT) ]

(399) Exception CR 399

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



Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts
  - (i) Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
  - (ii) Bellamy Rd. is 16.5 metres, measured from the centre line of the original road allowance of Bellamy Rd.; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (C) A **place of worship** is permitted.

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

(400) Exception CR 400

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
  - (ii) Greenbrae Circuit is 16.5 metres, measured from the centre line of the original road allowance of Greenbrae Circuit; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (C) A **place of worship** is permitted;
- (D) The following uses are not permitted:
  - (i) **eating establishment**;
  - (ii) **hotels** and motels; and
  - (iii) automotive uses.

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

(401) Exception CR 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) For the lands known municipally as 18-32 Eastern Avenue, 1 Gilead Place and 2 Sackville Street, outlined by heavy black lines on Diagram 1, if the requirements of Section 6 and Schedule A of By-law 845-2021(OLT) are complied with a **building** or **structure** may be erected and used in compliance with regulations (B) to (LL) below;
- (B) Despite regulation 40.10.30.1(1), the requirements in this exception and By-law 569-2013 apply collectively to the lands delineated by heavy black lines on Diagram 1 attached to By-law 845-2021(OLT) for those **lots** or portions of **lots** within the CR SS2 (x401) zone;
- (C) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** permitted on the lands identified on Diagram 1 of By-law 845-2021(OLT) is 26,500 square metres, provided:
  - (i) the maximum residential **gross floor area** is 25,000 square metres; and
  - (ii) the maximum non-residential **gross floor area** is 1,500 square metres;
- (D) Despite regulation 40.5.40.40(3), in addition to the exclusions listed in regulation 40.5.40.40(3) that apply to the lands identified on Diagram 1 of By-law 845-2021(OLT), the **gross floor area** of a **mixed use building** is also reduced by the area in the **building** used for:
  - (i) all **bicycle parking spaces** provided at and above-ground and if **bicycle parking spaces** are located in enclosed room, any access aisles inside the said room;
  - (ii) all indoor **amenity space** in excess of that required by this exception;



- (E) Despite article 900.11.10.341 and regulation 40.10.20.40(1)(B), **dwelling units** are permitted in a **mixed use building** on the lands identified on Diagram 1 of By-law 845-2021(OLT);
- (F) Despite regulation 40.10.40.1(1), residential use portions of a **building** may be located below or on the same level as non-residential use portions of a **building** and **dwelling units** may be located in the first **storey** of a building;
- (G) The maximum number of **dwelling units** permitted on the lands identified on Diagram 1 of By-law 845-2021(OLT) is 380;
- (H) The provision of **dwelling units** on the lands identified on Diagram 1 of By-law 845-2021(OLT) is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms; and
  - (iii) an additional 15 percent of the total number of **dwelling units** may be any combination of two bedroom and three bedroom units;
- (I) For the purpose of this exception, regulation 40.10.20.100(1) does not apply to **eating establishments, entertainment places of assembly, recreation uses and take-out eating establishments** on the lands identified on Diagram 1 of By-law 845-2021(OLT);
- (J) For the purpose of this exception, regulation 150.100.30.1(1) does not apply to an **eating establishment** on the lands identified on Diagram 1 of By-law 845-2021(OLT);
- (K) Despite regulations 40.5.40.10(1) and (2) and for the purpose of this exception, the height of a **building or structure** is the distance between the elevation of the highest point of the **building or structure** and the Canadian Geodetic Datum elevation of 79.89 metres, except for those elements otherwise expressly permitted to project above the height limits set out below;
- (L) Despite regulations 40.10.40.10(2) and 40.10.40.70(2)(E), (F), (G) and (H), subject to subsection (K) above the permitted maximum height of a **building or structure** is the numerical value, in metres, following the letters "HT" on Diagram 3 to By-law 845-2021(OLT);
- (M) Despite regulations 40.5.40.10(4), (5), (6), (7) and (8), 40.5.75.1(2), and 40.10.40.10(2), and 40.10.40.70(2)(E), (F), (G) and (H), and subsections (K) and (L) above, the following **building** elements and **structures** may project above the permitted maximum **building** height limits shown on Diagram 3 in accordance with the following:
  - (i) mechanical equipment, solar panels and equipment, guardrails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, planters, cornices, and seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, wheelchair ramps and ramps to underground, and safety and wind protection/mitigation features, may project a maximum of 3.0 metres above the height limits shown on Diagram 3 and may be located closer than 2.0 metres from the interior face of any **main wall**, but must not exceed a height limit of 43.1 metres above the Canadian Geodetic Datum elevation of 79.89 metres;
  - (ii) exoskeleton **structures**, stairs and stair enclosures, elevator overruns, ornamental elements, landscape elements, structures used for outside or open-air recreation including pools and associated equipment, light monitors, light fixtures, pergolas, architectural features, trellises, awnings and canopies may project a maximum of 4.0 metres above the height limits shown on Diagram 3 and may be located closer than 2.0 metres from the interior face of any **main wall**, but must not exceed a height limit of 43.1 metres above the Canadian Geodetic Datum elevation of 79.89 metres; and
  - (iii) eaves, cornices, roof drainage, guardrails, railings, stairs, lightning rods, ventilation, heating or cooling related equipment such as chimneys, stacks, flues, vents, air intakes and exhausts, antennas, satellite dishes and cellular arrays, parapets, window washing equipment and elements of a **green roof** may project a maximum of 2.5 metres above the height limits shown on Diagram 3;
- (N) Despite regulation 40.10.40.10(5), the minimum height of the **first floor** devoted to non-residential uses, measured between the floor level of the first **storey** and the ceiling of the first **storey**, is 3.8 metres;
- (O) Despite regulation 40.10.40.10(5), the minimum height of the **first floor** devoted to residential uses, measured between the floor level of the first **storey** and the ceiling of the first **storey**, is 2.8 metres;



- (P) Despite regulations 5.10.40.70(1), 40.5.40.70(1), 40.10.40.70(2) and (4), and 600.10.10(1)(A) and article 900.11.10.341, the required minimum **building setbacks** for **buildings** and **structures** are as shown in metres on Diagram 3 of By-law 845-2021(OLT);
- (Q) Despite article 900.11.10.341 and regulations 40.10.40.60(9) and 40.10.40.70(2)(E), (F), (G) and (H) and subsections (L), (M) and (P) above, no **angular planes** or related **main wall building setback** requirements are applicable to the lands identified on Diagram 1 of By-law 845-2021(OLT);
- (R) Despite regulation 600.10.10(1)(C), the required minimum separation distance between **main walls** of the same tower must be 11.0 metres as shown on Diagram 3 of By-law 845-2021(OLT);
- (S) Despite regulations 5.10.40.70(1), 40.5.40.60(1), 40.10.40.60(1), (2), (3), (4), (5), (6) and (7), 40.10.40.70(2), and 600.10.10(1)(A), (C), (D), (E) and (F) and subsections (P) and (R) above, the following may encroach into the required **building setbacks**, the required separation distance between **main walls** with windows, the required separation distance between **main walls** of the same tower, as shown on Diagram 3 of By-law 845-2021(OLT):
- (i) at or on the level of the ground - planters, seating areas, light fixtures, decorative screens, privacy screens, ornamental elements, art and landscape features, **landscaping**, patios, decks, ventilation shafts, railings, fences, site servicing features, retaining walls, bollards, air shafts, wheel chair ramps and vehicular parking ramps, may project or encroach by a maximum of 5.5 metres;
  - (ii) above the level of the ground - balconies, balcony platforms, balcony guards and dividers, may project or encroach by a maximum of 1.8 metres;
  - (iii) awnings, canopies and all vertical extensions of such awnings and canopies and related architectural elements may project or encroach by a maximum of 5.0 metres; and
  - (iv) eaves, roof drainage, cornices, ornamental elements, light fixtures, parapets, window washing equipment, architectural flutes and window sills, may project or encroach by a maximum of 0.5 metres;
- (T) Despite regulation 40.5.40.60(1), a canopy, awning or similar **structure**, with or without **structural** support, may encroach into a required minimum **building setback** from any **lot line** along Gilead Place and from any **lot line** along Sackville Street without the 5.0 metre height limitation for such canopy, awning or similar **structure**;
- (U) Despite regulation 40.10.40.50(1), **amenity space** must be provided on the lands identified on Diagram 1 of By-law 845-2021(OLT) in accordance with the following rates:
- (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**; and
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit**;
- (V) Despite regulations 40.10.50.10(1), (2) and (3), no **landscaping** or fencing is required along any portion of a **lot line** that abuts a **lot** in the Residential Zone category;
- (W) Despite clause 40.10.100.10, **vehicle** access to the lands shown on Diagram 1 of By-law 845-2021(OLT) must be from Sackville Street;
- (X) Despite regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** may be located within 5.0 metres of a **lot line** abutting the **street**;
- (Y) Despite article 900.11.10.341, regulations 200.5.1(2), 200.10.1(1) and (2), clause 200.5.10.1 and table 200.5.10.1, **parking spaces** must be provided and maintained as follows:
- (i) a minimum of 0.3 **parking spaces** for each **dwelling unit** for the use of residents of the **building**, subject to the provision of "car-share parking spaces" in subsection (CC) below; and
  - (ii) a minimum of 0.06 **parking spaces** for each **dwelling unit** provided on a non-exclusive basis, for the shared use of residential visitors and non-residential uses, and may be provided within a **public parking** facility;
- (Z) Despite clause 200.5.10.1 and table 200.5.10.1, no **parking spaces** are required for uses permitted under regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A);
- (AA) Despite regulations 200.5.1.10(2) and 200.10.1(3), a maximum of 4 **parking spaces** may have a minimum length of 5.0 metres;
- (BB) Despite regulations 200.5.1.10(2)(A)(iv) and (D), Electric Vehicle Infrastructure, including electrical vehicle supply equipment, does not constitute an obstruction to a **parking space**;



- (CC) Despite subsection (Y) above, up to a maximum of 6 "car-share parking spaces" may be provided and for each "car-share parking space" provided, the minimum number of required **parking spaces** for residents may be reduced by four (4) **parking spaces**, exclusive of required accessible **parking spaces**, where for the purpose of this exception:
- (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 hourly rental; and
  - (ii) a "car-share parking space" means a **parking space** exclusively used for car-share purposes;
- (DD) Despite regulations 200.15.1(1) and (3), accessible **parking spaces** will be provided on the lands identified on Diagram 1 of By-law 845-2021(OLT) with the following minimum dimensions and requirements:
- (i) width of 3.4 metres;
  - (ii) length of 5.6 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 metres wide accessible barrier free aisle or path on one side of the accessible **parking space**;
- (EE) Despite regulation 200.15.1(4), accessible **parking spaces** may not be the **parking spaces** closest to a barrier free entrance to a **building** or passenger elevator or be the shortest route from such entrance or elevator;
- (FF) Despite clauses 40.10.90.1, 220.5.1, 220.5.1.10 and 220.5.10.1, one (1) shared Type "B"/Type "G" **loading space** must be provided in accordance with the following minimum dimensions:
- (i) length of 13.0 metres;
  - (ii) width of 4.0 metres; and
  - (iii) vertical clearance of at least 6.1 metres;
- (GG) Despite clause 40.10.90.40, **vehicle** access to a **loading space** must be from Sackville Street and access to a **loading space** is permitted across a **lot line** that abuts a **street**;
- (HH) Despite regulations 230.5.1.10(4) and (5), a **stacked bicycle parking space** must have the following minimum dimensions:
- (i) length of 1.6 metres;
  - (ii) width of 0.4 metres; and
  - (iii) vertical clearance of 1.1 metres;
- (II) Despite regulation 230.5.1.10(7), no shower and change facilities are required on the lands identified on Diagram 1 of By-law 845-2021(OLT);
- (JJ) Despite regulation 230.5.10.1(1) and Table 230.5.10.1(1), 3 **bicycle parking spaces** are required for all uses of the lands identified on Diagram 1 of By-law 845-2021(OLT) other than **dwelling units**;
- (KK) Despite regulations 230.5.1.10(9) and (10) and 230.40.1.20(1), "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions, may be located in a secured room or area on the first floor, mezzanine or second floor of a **building** above ground or any level below ground without any **bicycle parking space** occupation increment requirements and "long-term" **bicycle parking spaces** associated with non-residential uses may be located in an area of a **building** used for non-residential purposes; and
- (LL) Despite regulations 230.5.1.10(9) and (10) and clause 230.40.1.20, "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions, may be located in a secured room or area on the first floor, mezzanine or second floor of a **building** above ground or any level below ground and may be located more than 30 metres from a pedestrian entrance.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 845-2021(OLT) ]

(402) Exception CR 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) Despite (F) below and in addition to clause 40.5.40.10, the following may project above the permitted maximum height as shown on Diagram 5 attached to By-law 898-2021, as follows:
- (i) parapets, awnings, guard rails, railings and dividers, balustrades, screens, stairs, window washing equipment, **building** envelope membranes, bollards, architectural features and **landscaping** elements by not more than 1.5 metres;
  - (ii) **green roof** and associated elements, including parapets and sloped toppings by not more than 2.0 metres; and
  - (iii) divider, visual and privacy screens, sound barriers, acoustical screens, wind screens and structures for outside or open air recreation, by not more than 2.0 metres;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 118.75 metres to the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.20.100(1), the permitted maximum **interior floor area** of all **eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments** on the lands subject to By-law 898-2021, is 2,000 square metres;
- (D) Despite regulation 40.10.20.100(17), the permitted maximum **interior floor area** of all **retail services** on the lands subject to By-law 898-2021, is 2,000 square metres;
- (E) Regulation 40.10.40.1(1), with respect to the location of commercial uses in a **mixed use building**, does not apply;
- (F) Despite regulations 40.10.40.10(2) the permitted maximum height of a **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 5 of By-law 898-2021, which includes the equipment and **structures** used for the functional operation of the **building** and the screening of these equipment and **structures**;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 15,500 square metres, provided:
- (i) the residential **gross floor area** does not exceed 11,500 square metres;
  - (ii) the non-residential **gross floor area** does not exceed 4,000 square metres; and
  - (iii) the non-residential **gross floor area** is no less than 2,000 square metres;
- (H) Despite (I) below and in addition to clause 40.10.40.60, the following may encroach into the required minimum **building setbacks** as follows:
- (i) Parapets, awnings, guard rails, railings and dividers, balustrades, eaves, screens, stairs, roof drainage, window sills, window washing equipment, **building** envelope membranes, bollards, architectural features and **landscaping** elements by not more than 2.0 metres; and
  - (ii) Patios, wheelchair ramps, canopies, awnings or similar **structures** by not more than 1.5 metres;
- (I) Despite clause 40.10.40.70(2), the minimum required **building setbacks** are as shown on Diagram 5 of By-law 898-2021;
- (J) Despite regulations 40.10.40.80(2), where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does or does not have windows, the minimum above-ground distance between the **main walls** is 3.6 metres;
- (K) Regulations 40.10.50.10(2) and (3), with respect to fence and **landscaping** requirements abutting a **lot** in the Residential or Residential Apartment Zone Category, do not apply;
- (L) Regulation 40.10.90.10(1), with respect to **loading space location**, does not apply;
- (M) Regulations 40.10.90.40(1)(A) and 40.10.100.10(1)(A), with respect to access to a **loading space** – restrictions and **vehicle** access – restrictions, do not apply;
- (N) Despite regulation 40.10.100.10(1)(C), two **vehicle** accesses are permitted;
- (O) Regulation 150.100.30.1, with respect to fence and separation requirements for **eating establishments** on a **lot** that abuts a **lot** in the Residential Zone category, does not apply;
- (P) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands in accordance with the following:
- (i) 0.5 **parking spaces** per bachelor and one-bedroom **dwelling unit** for residents;



- (ii) 0.75 **parking spaces** per two or more bedroom **dwelling unit** for residents;
  - (iii) 0.06 **parking spaces** per **dwelling unit** for residential visitors
  - (iv) 1.0 **parking spaces** per 100 square metres of non-residential **gross floor area**; and
  - (v) **parking spaces** required for non-residential uses can be shared with residential visitors;
- (Q) 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;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**;
- (R) Despite regulation 220.5.10.1(2), (3) and (5), **loading spaces** must be provided and maintained on the lands as follows:
- (i) one (1) Type "B" **loading space**;
  - (ii) one (1) Type "G" **loading space**; and
  - (iii) one (1) Type "C" **loading space**; and
- (S) Despite regulation 230.5.1.10(8), a "short-term" **bicycle parking space** may be located within the municipal right-of-way immediately adjacent to the **lot**.

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

[ By-law: 898-2021 ]

(403) Exception CR 403

The lands are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 2494 Danforth Avenue, if the requirements of By-law 837-2022 are complied with, a **mixed use building, nursing home, residential care home or retirement home** with **bed-sitting rooms** and **dwelling units** may be constructed, used or enlarged in compliance with (B) to (R) below;
- (B) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 13,000 square metres, provided:
  - (i) the total residential **gross floor area** of a **nursing home, residential care home or retirement home** does not exceed 12,000 square metres; and
  - (ii) the non-residential **gross floor area** does not exceed 1,000 square metres;
- (C) Despite regulation 40.10.20.100(17), the maximum **interior floor area** of all **retail services** is 900 square metres;
- (D) Despite regulation 40.10.40.50(1)(C), no more than 40 percent of the required outdoor **amenity space** may be a **green roof**;
- (E) Despite regulation 40.5.40.10(1) and 40.5.40.10(2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 130.31 metres and the highest point of the **building or structure**;
- (F) For the purpose of determining compliance with regulation 40.10.40.10(5), a mezzanine is not a **storey**;
- (G) Despite regulation 40.10.40.1(1), residential use portions of the **building** may be located at the same level as non-residential use portions of the **building**;
- (H) Despite regulation 40.10.40.1(6), pedestrian access to the **lot** may not be within 7.5 meters of a **lot** abutting the Residential Zone category or Residential Apartment Zone category, other than:
  - (i) a service entrance;
  - (ii) an entrance to a residential use; and
  - (iii) an entrance or exit required by Federal or Provincial regulations;



- (I) Despite regulation 40.10.40.10(2), the permitted maximum height and number of **storeys** of any **building** or **structure** is the height in metres and number of **storeys** specified by the number following the "HT" and "ST" symbol as shown on Diagram 3 of By-law 837-2022;
- (J) Despite (I) above and regulations 40.5.40.10(3), 40.5.40.10(4), 40.5.40.10(6) and 40.5.40.10(7), the following **building** elements and **structures** may exceed the permitted maximum **building height**:
- (i) Fences, safety railings and guard rails may project above the height limits by a maximum of 3.0 metres;
  - (ii) Parapets may project above the height limits by a maximum of 1.0 metre;
  - (iii) Terrace and Balcony dividers, windscreens, security screens, and planter rails may project above the height limits by a maximum of 3.0 metres;
  - (iv) **Structures** on any roof used for outdoor **amenity space** or open air recreation, maintenance, wind or **green roof** purposes, wind mitigation elements, vestibules providing access to outdoor **amenity space**, pergolas, cooling towers, trellises, chimneys, flues, pipes, stacks, mechanical fans, elevator enclosures and related structural elements, **structures** and elements associated with green energy and **renewable energy** facilities, heating, cooling or ventilating equipment, stairs, stair enclosures, window washing/ **building** maintenance equipment, and landscape elements may project above the height limits by a maximum of 4.0 metres; and
  - (v) Bollards, guards, guardrails, wheel chair ramps, gas and hydro meters, green energy and **renewable energy** facilities, air intakes and vents, and ventilating equipment may project above the height limits by a maximum of 1.2 metres;
- (K) Despite regulations 40.5.40.70(1), 40.10.40.70(2) and 40.10.40.80(2) the required minimum **building setbacks** and minimum required above-ground separation distances between **main walls** of **buildings** or **structures** with or without windows are as shown on Diagram 3 of By-law 837-2022;
- (L) Despite clause 40.5.40.60, 40.10.40.60 regulation 40.10.40.70(2) and (K) above, the following **building** elements and **structures** may encroach into the required minimum **building setbacks**:
- (i) lighting fixtures, architectural features, structural/non-structural architectural columns/piers, window washing equipment, awnings, canopies, parapets, parapet flashing, roof and terrace scuppers, roof overhang, gutter, downspout, trellises, window sills, guardrails, balustrades, railings, wind mitigation and acoustic screens and features, planters, wheel chair ramps, mechanical exhaust and intake components, gas meters, underground garage ramps and their associated **structures** and elements, retaining walls, fences, Siamese connections and privacy screens, all of which may encroach a maximum of 2.0 metres; and
  - (ii) Eaves, cornices, window sills, vents, ornamental elements may encroach a maximum of 0.25 metres;
- (M) Despite regulation 40.10.50.10(3), a minimum 1.1 metre wide strip of land used only for **soft landscaping** must be provided along the part of the **lot line** abutting the **lot** in the Residential Zone category;
- (N) Despite regulation 200.5.1.10(2), up to a maximum of 15 percent of the total number of **parking spaces** provided may have the following minimum dimensions, notwithstanding that such **parking spaces** are obstructed on one or two sides:
- (i) length of 5.6 metres;
  - (ii) width of 2.6 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
- (i) 0.30 **parking spaces** per **bed-sitting room** or **dwelling unit**;
  - (ii) 1 **parking space** per 100 square meters of non-residential **gross floor area**; and
  - (iii) **Parking spaces** provided for visitors to the **nursing home, residential care home or retirement home** with **bed-sitting rooms** and **dwelling units** and non-residential uses may be provided and shared on a non-exclusive basis;
- (P) Despite regulation 200.15.1(1), the minimum dimensions of an accessible **parking space** are 5.6 metres in length and 3.4 metres in width and a vertical clearance of 2.0 metres with an adjacent unobstructed area having a minimum width of 1.5 metres;



(Q) Despite regulation 200.5.1.10(2)(D), electric vehicle charging equipment is not considered an obstruction;

(R) Despite clause 220.5.10.1, a minimum of 1 Type 'B' **loading space** must be provided on the **lot**;

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

[ By-law: 837-2022 ]

**(404) Exception CR 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) On 7437-7441 Kingston Road, if the requirements of Section 12 and Schedule A of By-law 1087-2021 are complied with, a **building, structure**, addition or enlargement may be constructed or used if it is in compliance with (B) to (R) below;
- (B) For the purpose of this exception, the **lot** consists of those lands shown on Diagram 1 attached to By-law 1087-2021;
- (C) Regulation 40.10.30.40(1)(A), as it relates to **lot coverage**, does not apply;
- (D) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 30,000 square metres;
- (E) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 115.495 metres and the highest point of the **building or structure**;
- (F) Despite Regulation 40.10.40.10(3)(A), the permitted maximum height of any **building or structure** is the number following the symbol "HT" as shown on Diagram 7 of By-law 1087-2021;
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.75 metres;
- (H) Despite Clause 40.5.40.10 and (F) above, the following elements of a **building or structure** may project above the permitted maximum **building** heights shown on Diagram 7 of By-law 1087-2021:
  - (i) wind screens, parapets, awnings, guard rails, railings and dividers, public art, **structures** for open air recreation, pergolas, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features and screens, **landscaping**, elements of a **green roof** and insulation and roof surface materials, planters, heating and cooling equipment and **structures** used for safety, mechanical penthouse, ventilating, electrical and mechanical equipment and any associated enclosure; elevator overruns, elevator shafts, elevator machine rooms, flues, vent stacks, enclosed stair wells, roof accesses, and water supply facilities up to a maximum of 6.5 metres;
- (I) Despite clauses 40.10.40.70 and 40.10.40.80, the required minimum **building setbacks** and above-ground distances between **main walls** in metres are as shown on Diagram 7 of By-law 1087-2021;
- (J) Despite clauses 40.5.40.60 and 40.10.40.60 and (I) above, the following may encroach into the required **building setbacks** and required above-ground distances between **main walls** as follows:
  - (i) cornices, architectural features, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, columns and support **structures**, thermal insulation, **structures** for outside or open air recreation, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, bay windows, and underground garage ramps and associated **structures**;
- (K) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, the required minimum number of **parking spaces** is:
  - (i) 0.8 **parking spaces** for each bachelor **dwelling unit** less than 45 square metres;
  - (ii) 1.0 **parking spaces** for each bachelor **dwelling unit** equal to or greater than 45 square metres;
  - (iii) 0.9 **parking spaces** for each 1 bedroom **dwelling unit**;
  - (iv) 1.0 **parking space** for each 2 bedroom **dwelling unit**;



- (v) 1.2 **parking spaces** for each 3 bedroom or greater **dwelling unit**;
  - (vi) despite (i) to (v) above, 1.0 **parking spaces** for each **dwelling unit** located on the first **storey** located within 14 metres of the **front lot line** or for each area separated by demising walls containing only a non-residential use listed in Clauses 40.10.20.10 and 40.10.20.20; and
  - (vii) 0.2 **parking spaces** for each **dwelling unit** for the use of residential visitors.
- (L) Despite regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for **dwelling units**, subject to the following:
- (i) a reduction of four **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) (four) multiplied by (total number of **dwelling units** divided by 60), rounded down to the nearest whole number; and
    - (b) the reduction described in (i) above can be applied to a maximum of 10 "car share parking spaces".
- (M) 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;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metres wide accessible barrier free aisle or path.
- (N) Regulation 230.40.1.20(2), with respect to the location of "short-term" **bicycle parking spaces** relative to the **building** entrance, does not apply;
- (O) Despite clause 220.5.10.1, a minimum of two Type "G" **loading spaces** must be provided and maintained on the **lot**;
- (P) A minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
- (Q) A minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms; and
- (R) Regulations (P) and (Q) above, as they apply to the minimum number of **dwelling units** with two or three bedrooms, do not apply to a **dwelling unit** located on the first **storey** located within 14 metres of the **front lot line**.
- (S) Despite clause 40.10.40.50(1), a building with 20 or more **dwelling units** must provide **amenity space** as follows:
- (i) a minimum of 844 square metres of indoor **amenity space**;
  - (ii) a minimum of 639 square metres of outdoor **amenity space**; [ By-law: 64-2023 Enacted ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1087-2021 Under Appeal ]

(405) Exception CR 405

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 the lands shown on Diagram 1 of By-law 103-2022 municipally known in the year 2021 as 109 to 125 George Street and 231 Richmond Street East, if the requirements of By-law 103-2022 are complied with, a **building, structure**, addition or enlargement may be erected and used in compliance with Regulations (B) to (LL) below;
- (B) For the purpose of this exception, "Parcel A" is the parcel of land as shown on Diagram 4 of By-law 103-2022;
- (C) For the purpose of this exception, "Parcel B" is the parcel of land as shown on Diagram 4 of By-law 103-2022;



- (D) For the purpose of this exception, "Parcel B Building" is the **building** and **structures** existing on Parcel B on the date of enactment of By-law 103-2022, labelled as "Parcel B Building" on Diagram 2 of By-law 103-2022 and as illustrated with grey shading on Diagram 5 of By-law 103-2022;
- (E) Despite any Regulation to the contrary, the Parcel B Building is permitted subject to alterations and additions permitted in accordance with this exception;
- (F) For the purpose of this exception, the **lot** comprises the lands outlined by heavy black lines as shown on Diagram 1 of By-law 103-2022;
- (G) Despite Regulation 40.10.20.40(1) **dwelling units** are permitted in a **mixed-use building** on Parcel A;
- (H) Despite Regulation 40.10.40.40 (1), the **gross floor areas** of the **buildings** and **structures** permitted on Parcel A and Parcel B are as follows:
  - (i) for Parcel A: the permitted maximum **gross floor area** is 36,000 square metres, of which:
    - (a) the permitted maximum **gross floor area** for residential uses is 30,500 square metres;
    - (b) the permitted maximum **gross floor area** for non-residential uses is 5,500 square metres;
    - (c) the required minimum **gross floor area** for non-residential uses is 2,000 square metres; and
  - (ii) for Parcel B: the total permitted maximum **gross floor area** is 6,200 square metres for non-residential uses, which is comprised of the **gross floor area** of the Parcel B Building and an additional 680.0 square metres;
- (I) In addition to the provisions of Clause 40.5.40.40, the **gross floor area** of a **building** is reduced by the area of the **building** used for:
  - (i) **public parking**;
  - (ii) atrium areas, **amenity space**; and
  - (iii) any area of the **building** occupied by non-structural architectural or ornamental features that are attached to and project from the **main wall** of a **building**;
- (J) Of the total number of **dwelling units** provided on Parcel A:
  - (i) a minimum of 25 percent must be two-bedroom **dwelling units** or larger; and
  - (ii) of the **dwelling units** referred to in Regulation (J)(i) above, a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
- (K) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 85.22 metres, and the highest point of the **building** or **structure**;
- (L) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure**, is the height measured in metres, specified by the numbers following the HT symbol as shown on Diagram 5 of By-law 103-2022;
- (M) Despite Clause 40.5.40.10, and Regulation (L) above, the following elements of a **building** or **structure** may project above the permitted maximum height limits as shown on Diagram 5 of By-law 103-2022 as follows:
  - (i) **structures** used for outdoor **amenity space**, roof top terraces and patios, maintenance equipment, safety, wind protection purposes and **structures**, or elements associated with a **green roof** to a maximum of 4.0 metres;
  - (ii) parapets and sky lights to a maximum of 4.0 metres;
  - (iii) stairs, enclosed stairs and access ladders to a maximum of 2.5 metres;
  - (iv) **structures**, elements and enclosures permitted by Regulation (O) below; and
  - (v) despite (i) to (iv) above, within the area subject to a height of 136.0 metres as shown on Diagram 5, only the following projections are permitted above the permitted maximum height limit:
    - (a) elevator overrun to a maximum of 1.0 metres, plus 0.5 metres for an associated parapet;
    - (b) parapets to a maximum of 1.6 metres;



- (c) window washing equipment to a maximum of 6.0 metres; and
  - (d) fans, chimneys, vents, stacks and flues to a maximum of 2.0 metres;
- (N) Despite Regulations 5.10.40.70(1), 40.10.40.80(1), 40.10.40.70(1) and Section 600.10, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** and **structures** above ground must be provided as shown on Diagram 5 of By-law 103-2022;
- (O) Despite Regulation 5.10.40.70(1), Clauses 40.5.40.60 and 40.10.40.60, the following **building** elements and **structures** may project into the required minimum **building setbacks** and a required minimum **main wall** separation distance as follows:
- (i) railings, balustrades, planters, lighting, patios, bollards, trellises, guards, guardrails, retaining walls, wheelchair ramps, bicycle parking facilities, landscape features and art installations;
  - (ii) balconies and privacy screens to a maximum of 1.8 metres;
  - (iii) cornices, sills, eaves, exterior building cladding materials, exterior doors and windows and ornamental or architectural features to a maximum of 1.0 metre;
  - (iv) awnings and canopies including supporting **structures** to a maximum of 3.5 metres; and
  - (v) **structures**, elements and enclosures permitted by Regulation (M) above;
- (P) No portion of a **building** on Parcel A may be located less than:
- (i) 12.5 metres from the eastern limit of Parcel A above the Canadian Geodetic Datum elevation of 103.87 metres, with the exception of the permitted projections set out in Regulations (M) and (O) above; and
  - (ii) 30.4 metres from the southern limit of Parcel A above the Canadian Geodetic Datum elevation of 103.87 metres;
- (Q) The portion of a **building** on Parcel A located above a height of 126.0 metres, as measured from the Canadian Geodetic Datum elevation of 85.22 metres, and subject to a height limit of 136.0 metres as shown on Diagram 5 attached to By-law 103-2022, may only be used for:
- (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
  - (ii) **structures** used for the functional operation of the **building** such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, and water supply facilities;
  - (iii) indoor **amenity space** up to a maximum of 250.0 square metres plus associated corridor areas; and
  - (iv) **structures** that enclose, screen or cover the parts of a **building** listed in (i), (ii) and (iii) above;
- (R) Despite Regulation (L) above, no portion of a **building** or **structure** shall be located between a height of 14.5 metres and 18.65 metres, as measured above the Canadian Geodetic Datum elevation of 85.22 metres, within the area of Parcel B shown with hatching on Diagram 5 attached to By-law 103-2022 with the exception of permitted projections set out in Regulation (M);
- (S) Despite Regulation 40.10.40.10(5), on Parcel A the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the floor of the second **storey** is 4.5 metres;
- (T) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the numerical value following the letters "ST" on Diagram 5 of By-law 103-2022;
- (U) Despite Clause 40.10.40.50, **amenity space** is only required on Parcel A in accordance with the following:
- (i) a minimum of 3.0 square metres per **dwelling unit** must be provided as indoor or outdoor **amenity space**; and
  - (ii) of which a minimum of 40.0 square metres must be provided as outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**;
- (V) 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:
- (i) a minimum of 0.15 **parking spaces** for each **dwelling unit** must be provided on Parcel A;
  - (ii) a minimum of 0.04 **parking spaces** for each **dwelling unit** for the use of residential visitors or **public parking** must be provided on Parcel A; and



- (iii) no **parking spaces** are required for non-residential uses on both Parcels A and B;
- (W) Despite Regulations 40.5.80.1(1), 200.5.1.10(10) and 200.10.1, the residential visitor **parking spaces** required in Regulation (V)(ii) above may be provided on a non-exclusive basis within a **public parking** use on Parcel A and such **parking spaces** may also be used by occupants and visitors of non-residential uses on Parcel B;
- (X) Despite Regulation 230.5.10.1(1), Table 230.5.10.1(1) and Clause 220.5.10.1 **bicycle parking spaces** and **loading spaces** are not required for non-residential uses on Parcel B;
- (Y) Despite Regulation 200.5.1.10(2), on Parcel A:
  - (i) up to 15 **parking spaces** that are obstructed on one side may have a minimum width of 2.6 metres; and
  - (ii) up to 5 **parking spaces** may have a minimum length of 5.3 metres;
- (Z) Despite Regulation 200.15.1, an accessible **parking space** on Parcel A must comply 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; and
  - (iii) accessible **parking spaces** must be located a minimum of 20.0 metres from a barrier free entrance to a **building** on Parcel A that leads to a passenger elevator which provides access to the first **storey** of the **building**;
- (AA) Despite Regulation 200.15.10(1), a minimum of four **parking spaces** of the required **parking spaces** on Parcel A must comply with the minimum dimensions for an accessible **parking space**;
- (BB) Despite Clause 220.5.10.1, a minimum of 1 Type "C" **loading space**; and minimum of 1 Type "G" **loading space** must be provided on Parcel A;
- (CC) Despite Regulation 40.10.90.40(1), **vehicle** access to a **loading space** on Parcel A may be from a major **street**;
- (DD) Despite Regulation 40.10.100.10(1), **vehicle** access to Parcel A may be from a major **street**;
- (EE) Despite Regulations 230.5.1.10(9)(A)(iii) and (B)(iii), required "long-term" **bicycle parking spaces** may be located below-ground;
- (FF) Despite Regulation 230.5.1.10(10), a "long-term" and "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (GG) Despite Regulation 230.5.1.10(4), the width of a **bicycle parking space** must be a minimum of 0.4 metres;
- (HH) Despite 230.40.1.20(2), a "short term" **bicycle parking spaces** may be located outside the **building**, within the first **storey** of the **building** or within the first level of a below grade parking structure;
- (II) Despite Regulation 40.10.20.100(21), **outdoor patios** on Parcel B are subject to the following:
  - (i) roof top **outdoor patios** must be combined with an office use and have a combined total area of not more than 220.0 square metres; and
  - (ii) grade related **outdoor patios** must be combined with one of the uses set out in Regulation 40.10.20.100(21)(A) and/or an office use and have a combined total area of not more than 250.0 square metres;
- (JJ) Despite Regulation 40.10.40.1(1), **dwelling units** must be located above non-residential use portions of a **mixed-use building** on Parcel A;
- (KK) Regulation 40.10.40.1(2) with respect to the location of entrances and first floor elevation does not apply; and
- (LL) Regulation 40.10.40.10(5) with respect to the minimum height of a first **storey** does not apply with respect to Parcel B.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 103-2022 ]



(406) Exception CR 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) On 26 Grenville Street and 27 Grosvenor Street, if the requirements of Section 6 and Schedule A of By-law 1096-2021 are complied with, a **mixed use building** may be constructed, used or enlarged in compliance with Sections (B) to (AA) below;
- (B) Despite regulations 40.5.1.10(3) and 40.10.40.40(1), the permitted maximum **gross floor area** of the **mixed use building** is 64,000 square metres, of which a maximum of 60,000 square metres of **gross floor area** may be used for residential uses, and **gross floor area** does not include areas in the building used for **public parking** below-ground;
- (C) A minimum area of 975 square metres must be provided for a **day nursery**, of which 685 square metres must be **interior floor area** that for the purpose of this regulation may include up to 50 square metres of floor area occupied by waste storage rooms or electrical, utility, mechanical and ventilation rooms servicing the **day nursery** use, and 290 square metres must be outdoor space in a location adjoining or directly accessible to the interior space;
- (D) Despite regulation 40.10.20.10(1)(A), a fitness club is permitted in accordance with the following:
  - (i) "fitness club" means **premises** containing facilities and equipment for physical exercise;
- (E) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 43 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 12 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (F) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 106 metres and the highest point of the **building** or **structure**;
- (G) Despite regulations 40.5.40.10(4) and (5), and 40.10.40.10(1), the permitted maximum height of any **building** or **structure**, including any mechanical penthouse containing equipment and **structures** used for the functional operation of the **building** described in 40.5.40.10(4), is the height in metres specified by the number following the HT symbol, and the number of **storeys** following the symbol ST, as shown on Diagram 3 of By-law 1096-2021;
- (H) For the purposes of regulation (G) above, the mechanical penthouse levels of the **building** located above "ST 32" and "ST 46" as shown on Diagram 3 of By-law 1096-2021 are not a **storey**;
- (I) Despite regulations 40.5.40.10(4) to (7) and (G) above, the following elements of a **building** may project above the permitted maximum height in Diagram 3 of By-law 1096-2021:
  - (i) window washing equipment, lightning rods and wind mitigation features may project above the height limits by no more than 2 metres;
  - (ii) **structures** and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 metres;
  - (iii) safety railings, guard rails, railings, parapets, terraces, patios, planters, balustrades, bollards, stairs, ancillary structures, retaining walls, wheelchair ramps and ornamental or architectural features may project above the height limits by no more than 1.5 metres;
  - (iv) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres;
  - (v) mechanical elements, garbage chutes, vents, screens, and lighting fixtures may project above the height limits by no more than 5.5 metres;
  - (vi) emergency generators and associated screens may project above the height limits by no more than 5.0 metres, provided they are set back at least 5.0 metres from the edge of the **building** below;
  - (vii) landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures and fences may project above the height limits by no more than 2.75 metres;



- (viii) cabanas and trellises may project above the height limits by no more than 3.6 metres; and
- (ix) cooling towers may project above the height limits by no more than 6.0 metres, provided they are set back at least 6.0 metres from the edge of the **building** below;
- (J) Despite regulation 40.10.40.1(1), residential use portions of the **building** may be located on the same level as the **day nursery**;
- (K) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** shall be:
  - (i) 4.5 metres, to a depth of 12.5 metres, as measured from the **main wall** of the **building** adjacent to Grenville Street;
  - (ii) 4.5 metres, to a depth of 4.5 metres, as measured from the **main wall** of the **building** adjacent to Grosvenor Street;
  - (iii) 3.7 metres for all other portions of the first **storey**; and
  - (iv) for the purposes of regulations (i) and (ii), above, a mezzanine level may constitute part of the first **storey** for a maximum of 20 percent of the width of the **main wall** of the **building** adjacent to that street;
- (L) Despite regulations 40.5.40.70, 40.10.40.70(1), 40.10.40.80(1) and Section 600.10.10(1), the required minimum **building setbacks** and minimum distance between **main walls** for a **building** or **structure** are shown on Diagram 3 of By-law 1096-2021;
- (M) Despite regulation 40.10.40.60 and regulation (L) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 1096-2021:
  - (i) lighting fixtures, cornices, architectural cladding or design features, sills, eaves, awnings and art installations may encroach into a **building setback** by a maximum of 0.6 metres;
  - (ii) above a **building** height of 39.0 metres, balconies may encroach into a **building setback** by a maximum of 1.7 metres, provided the maximum width of the balcony is 2.1 metres; and
  - (iii) canopies may encroach into a **building setback** by a maximum of 4.0 metres;
- (N) Within "Area A", as shown on Diagram 4 of By-law 1096-2021, no portion of the **building** shall be located between a height of 0.0 to 5.0 metres, as measured from **established grade**;
- (O) Despite regulation (N) above, structural and architectural elements that support the **building**, including but not limited to columns, beams and soffits, may be located within "Area A", as shown on Diagram 4 of By-law 1096-2021, between a height of 0.0 to 5.0 metres, as measured from **established grade**;
- (P) Despite regulations 40.10.40.50(1) and (2), **amenity space** must be provided at a minimum rate of:
  - (i) 3.15 square metres per **dwelling unit** of indoor **amenity space**; and
  - (ii) 0.85 square metres per **dwelling unit** of outdoor **amenity space**;
- (Q) Despite regulation (P) above, the minimum indoor **amenity space** requirement may be reduced by a maximum of 1,575 square metres provided that the area of the reduction is provided as a fitness club and such area shall be considered non-residential **gross floor area** and may be part of a larger fitness club use within the **mixed use building**;
- (R) Despite regulation 40.10.100.10(1), more than one **vehicle** access is permitted to the **building**;
- (S) Despite clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
  - (i) a minimum of 121 **parking spaces** must be provided for the use of residents of the **mixed use building**;
  - (ii) a minimum of 97 **parking spaces** must be provided for residential visitors and non-residential uses in the **mixed use building**, which may be provided as **public parking**;
  - (iii) a reduction of four resident **parking spaces** for each of the proposed six (6) car-share spaces provided and that the maximum reduction permitted by this means be capped by the application of the following formula:  $4 \times (\text{Total of Units} / 60)$ , rounded down to the nearest whole number;
  - (iv) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization, and such car-share motor vehicles are made available to at least the occupants of the building, and where such organization may require that use of cars to be reserved in advance, charge fees based on



time and/or km driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

- (v) "car-share parking space" means a **parking space** that is reserved and actively used for car-sharing;
- (T) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 15 percent of the total **parking spaces** may be obstructed on one or two sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (U) Despite regulation 200.15.1(4), accessible **parking spaces** must be located within 25 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (V) Despite regulations 220.5.10.1(2) and (3), **loading spaces** must be provided and maintained in accordance with the following:
  - (i) A minimum of two Type "G" **loading spaces** must be provided, of which one Type "G" **loading space** shall be reserved for the use of 15-25 Grosvenor Street;
  - (ii) A minimum of two Type "B" **loading spaces** must be provided, of which one Type "B" **loading space** shall be reserved for the use of 15-25 Grosvenor Street; and
  - (iii) A minimum of one Type "C" **loading space** must be provided;
- (W) Despite regulation 220.5.1.10(5), one Type "G" **loading space** and one Type "B" **loading space** are permitted to be located within a single shared **loading space** servicing the **mixed use building**;
- (X) Despite regulation 220.5.20.1(1)(a)(ii), the minimum width of a two-way **driveway** to a **loading space** is 5.9 metres;
- (Y) Despite Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained in accordance with the following:
  - (i) a minimum of 10 short-term **bicycle parking spaces** for the **day nursery**; and
  - (ii) no **bicycle parking spaces** are required for other non-residential uses in the **mixed use building**;
- (Z) Despite regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.4 metres; and
- (AA) Despite regulation 230.5.1.10(10), both long-term and short-term **bicycle parking spaces** may be provided in a **stacked bicycle parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1096-2021 ]

(407) Exception CR 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) On the lands municipally known in the year 2021 as 1200 Dundas Street West, as shown on Diagram 1 of By-law 398-2022(OLT), a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (X) below:
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy black lines as shown on Diagram 1 of By-law 398-2022(OLT);
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 101.12 metres and the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 6,605 square metres, of which:
  - (i) a maximum **gross floor area** of 6,250 square metres is permitted for residential uses;
  - (ii) a minimum **gross floor area** of 355 square metres is required for non-residential uses; and
  - (iii) a maximum **gross floor area** of 400 square metres is permitted for non-residential uses;
- (E) Of the total number of **dwelling units** provided on the **lot**:



- (i) a minimum of 15 percent must be two-bedroom **dwelling units**;
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger; and
  - (iii) if the calculation of the minimum two-bedroom or three-bedroom percentage **dwelling units** results in a fraction of a unit being required, the number of required **dwelling units** will be rounded up to the nearest whole number;
- (F) Despite Regulation 40.10.40.10(2)(A), the height of the **building** or **structure** must not exceed the height in metres specified by the number following the symbol "HT" on Diagram 3 of By-law 398-2022(OLT);
- (G) Despite (F) above and Regulations 40.5.40.10(4), (5), (6) and (7) the following **building** elements may exceed the permitted maximum height:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, and ventilation equipment, chimneys, vents and ventilation shafts up to a maximum of 6.0 metres;
  - (ii) **structures** associated with a **green roof**, awnings, telecommunication equipment and window washing equipment, site servicing features, elevator enclosures and overruns, stairs and stair enclosures up to a maximum of 6.0 metres;
  - (iii) wind screens, shade **structures**, weather protection canopy, fences, guard rails, railings, pergolas, trellises, balustrades, privacy screens and dividers, partitions dividing outdoor recreation or **amenity space**, landscape elements and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** up to a maximum of 3.0 metres; and
  - (iv) light fixtures, architectural features, ornamental elements, and cornices, up to a maximum of 1.5 metres;
- (H) Despite regulation 40.10.40.10(7)(B), the permitted maximum number of **storeys** is the number following the symbol ST on Diagram 3 of By-law 398-2022(OLT);
- (I) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 2.6 metres;
- (J) Despite (I) above, and despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** containing non-residential uses specified in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A) is 3.99 metres;
- (K) Despite Regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 3 of By-law 398-2022(OLT);
- (L) Despite (K) above, and despite Regulations 40.5.40.60(1) and 40.10.40.60(1)(2)(3)(5) (8) and (9) the following **building** elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as shown on Diagram 3 of By-law 398-2022(OLT):
  - (i) dividers, screens, railings, guard rails, fences, planters, canopies, cornices, light fixtures, architectural features, bicycle racks, elevator enclosures and overruns, stairs and stair enclosures, underground garage ramps and their associated **structures**, walkways, **driveways**, wheel chair ramps, ornamental elements, art and landscape features, trellises, eaves, window sills, ventilation shafts, balustrades, structural columns and cladding, mechanical equipment, exhaust fans, exhaust flues, **green roof** and site servicing features up to a maximum of 3.0 metres; and
  - (ii) balconies, balcony platforms, and balcony guards up to a maximum of 2.0 metres;
- (M) Despite Regulations 40.10.40.50(1)(A) and (B), **amenity space** must be provided at a minimum rate of:
  - (i) 1.5 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) 1.0 square metre of outdoor **amenity space** per **dwelling unit**; and
  - (iii) outdoor **amenity space** is not required to be in a location adjoining or directly accessible from the indoor **amenity space**;
- (N) Despite Regulation 200.5.10.1(1) and (5), and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum of 25 **parking spaces** are required for the use of the residential occupants;
  - (ii) a minimum of 3 **parking spaces** are required and may be provided on a non-exclusive basis for the use of residential and non-residential visitors; and



- (iii) The **parking spaces** required under (ii) above may be located within a **public parking** facility on the **lot**;
- (O) Despite Regulation 40.10.20.100(8) the entrance or exit to land with **public parking** may be through a residential zone category;
- (P) The permitted maximum slope of a ramp leading directly to a below ground **parking garage** is 17.5 percent;
- (Q) In addition to the elements that reduce **gross floor area** for a **mixed use building** listed in Regulation 40.5.40.40(3), areas used for **public parking** also reduce **gross floor area**;
- (R) Despite Regulation 200.5.1.10(2)(A)(iv), up to a maximum of 6 **parking spaces** obstructed on one or both sides may have a required minimum width of 2.6 metres;
- (S) Despite Regulations 200.15.1(1)(B), 200.15.1(4) and 200.15.10(1)(B) accessible **parking spaces** must comply with the following:
  - (i) A minimum of 1 of the required **parking spaces** provided on the **lot** must be an accessible **parking space**;
  - (ii) an accessible **parking space** must be located no more than 10.0 metres from the nearest point of a barrier-free elevator that provides access to the first **storey** of the **building**; and
  - (iii) an accessible **parking space** must have a minimum width of 3.4 metres;
- (T) Despite Clause 220.5.10.1, a minimum of one Type "G" **loading space** must be provided and maintained on the **lot**;
- (U) Despite Regulations 230.5.10.1(1) and (5) and Table 230.5.10.1(1) **bicycle parking spaces** must be provided on the **lot** as follows:
  - (i) a minimum of 0.9 "long term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.1 "short term" **bicycle parking spaces** for each **dwelling unit**; and
  - (iii) no **bicycle parking spaces** are required for non-residential uses;
- (V) Despite Regulation 230.5.1.10(10) **bicycle parking spaces** may be located as follows:
  - (i) both "long-term" and "short-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space**, caged locker or bicycle rack and for the purposes of this exception a **stacked bicycle parking space** may include horizontal or vertical **bicycle parking spaces**; and
  - (ii) a "long-term" **bicycle parking space** may be located adjacent to and within 0.3 metres of a **parking space** provided that the **bicycle parking space** does not encroach into the **parking space** and such **parking space** is not considered to be obstructed in accordance with regulation 200.5.1.10(2)(D) provided that no portion of the adjacent **bicycle parking space** is situated more than 1.2 metres from the front or rear of the **parking space**;
- (W) Despite Regulation 230.5.1.10(9) "long-term" **bicycle parking spaces** must be located on the ground floor; and
- (X) Despite Regulations 230.5.1.10 (4) and (5) **bicycle parking spaces** may have the following dimensions:
  - (i) if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the required minimum width of each **stacked bicycle parking space** is 0.35 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 398-2022(OLT) ]

(408) Exception CR 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) On 375-385 The West Mall, only if the requirements in Section 6 and Schedule A of By-law 1039-2022 are complied with, a **building** or **structure** may be constructed in compliance with regulations (B) to (N) below;



- (B) Despite Regulations 40.5.40.10(1) and (2), the height of any **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 138.8 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.5.40.10 (4) and (8) (A), the following elements of a **building** or **structure** may project beyond the permitted maximum **building** height limits within the area delineated by the symbol "MPH" as shown on Diagram 3 of By-law 1039-2022 as follows;
- (i) Mechanical penthouses, perimeter walls, equipment storage rooms, and elevator overruns up to a maximum of 6.0 metres; and
  - (ii) Cooling towers up to a maximum of 7.0 metres;
- (D) Despite Regulation 40.5.40.10(5)(A), the area of equipment and **structures** on the roof of a **building** must not exceed 45 percent of the total roof area measured horizontally;
- (E) Despite Regulations 40.10.40.10(3) and (7), the height of any **building** or **structure** must not exceed the height limit of the numbers following the symbol "HT" and the number of **storeys** following the symbol "ST" on Diagram 3 of By-law 1039-2022;
- (F) Despite Regulation 40.10.40.10(7), a mezzanine within the first floor does not constitute a **storey**;
- (G) Despite Regulation 40.10.40.40(1), the maximum **gross floor area** for all **buildings** and **structures** is 50,500 square metres, of which;
- (i) The gross floor area of **buildings** or **structures** occupied by residential uses must not exceed 46,400 square metres; and
  - (ii) The **gross floor area** of **buildings** or **structures** occupied by non-residential uses must be a minimum of 4,100 square metres, of which a minimum 371 square metres for a **community centre** must be provided with frontage on a **street**;
- (H) A minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms and a minimum of 35 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms or more;
- (I) Despite Regulation 40.10.40.60(1)(B), the following horizontal elements of a **building** or **structure** may project beyond the minimum **building setbacks**:
- (i) Balconies, which may include retractable glass screens, may encroach up to a maximum 2.75 metres beyond the **building's main wall**;
- (J) Balconies may cover a maximum of 60 percent of the **building's main wall**;
- (K) Despite Regulation 40.10.40.70(3), the portions of a **building** or **structure** must be located within the setbacks as delineated by the heavy lines on Diagram 3 of By-law 1039-2022;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum 0.8 **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 1.1 **parking spaces** for each three-bedroom **dwelling unit**;
  - (iv) A minimum of 0.15 visitor **parking spaces** for each **dwelling unit**; and
  - (v) A minimum of 1.5 **parking spaces** for each 100 square metres of **gross floor area** for a **retail store** or a **community centre**; and
  - (vi) A minimum of 2.5 **parking spaces** for each 100 square metres of **gross floor area** for a grocery store;
- (M) Of the **parking spaces** required by Regulation (L) of this By-law, the total minimum number of **parking spaces** required by subsections i., ii. and iii. may be reduced by four **parking spaces** per car share parking space, up to a maximum reduction as calculated by the following formula:  $4 \times (\text{total number of dwelling units divided by } 60)$ , rounded to the nearest whole number. And for the purpose of this Exception:

"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** or short term rental, including hourly rental;



"car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;

- (N) Despite Regulation 230.5.10.1(1), **bicycle parking spaces** must be provided on the lands in accordance with the following:
- (i) A minimum of 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) A minimum of 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit**;
  - (iii) A minimum 0.13 "long-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** used for a **retail store** or a **community centre**; and
  - (iv) A minimum of 3 plus 0.25 "short-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** used for a **retail store** or a **community centre**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1039-2022 ]

(409) Exception CR 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) On 2075 Kennedy Road, 26 and 50 Village Green Square, if the requirements of Section 9 and Schedule A of By-law 179-2022 are complied with, a **mixed use building** and an **apartment building** that complies with Sections (B) to (W) may be constructed;
- (B) For the purposes of this exception, the lands identified in Diagram 1 of By-law 179-2022 constitutes one **lot**;
- (C) Regulation 40.10.30.40(1) with respect to permitted maximum **lot coverage** does not apply;
- (D) Despite Regulations 40.5.1.10(3) and 40.10.40.40(1), the permitted maximum **gross floor area** of the Building A and the Building B, as shown on Diagram 7 attached to By-law 179-2022 is 80,750 square metres, of which:
  - (i) A maximum of 79,400 square metres of residential **gross floor area** is permitted; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms;
- (E) Despite Regulations 40.5.1.10(3) and 40.10.40.40(1) and (D) above, the **gross floor area** of the office **building** and associated parking **structure** existing on the **lot** at the time of the passing of By law 179-2022 is deemed to comply;
- (F) **Dwelling units** on the **lot** must be provided as follows:
  - (i) a minimum of 15 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms;
- (G) Despite Regulation 40.5.40.10(1), height is the vertical distance between Canadian Geodetic Datum elevation of 171.0 metres and the elevation of the highest point on the **building**;
- (H) Despite Regulation 40.10.40.10(3), the maximum height of a **building** or **structure** is the height in metres specified by the number following the HT symbol as shown on Diagram 7 of By-law 179-2022;
- (I) Despite Regulation 40.10.40.10(3) and (H) above, the height of the office **building** and associated parking **structure** existing on the date of the enactment of By-law 179-2022 as illustrated on Diagram 7 is deemed to comply;
- (J) Despite Regulations 40.5.40.10(3) to (7) and (H) above, the following elements of a **building** may project above the permitted maximum heights for Building A and Building B in Diagram 7 of By-law 179-2022:
  - (i) **structures** and elements related to outdoor flooring and roofing assembly, safety railings, guard rails, railings, parapets, terraces, planters, balustrades, bollards, stairs, retaining walls, and ornamental or architectural features may project above the height limits to a maximum of 2.0 metres;



- (ii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits to a maximum of 2.0 metres;
  - (iii) acoustical barriers, landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures, and fences may project above the height limits to a maximum of 2.75 metres;
  - (iv) cabanas and trellises may project above the height limits to a maximum of 3.0 metres;
  - (v) any equipment or **structures** used for the functional operation of the **building**, including mechanical penthouse, mechanical elements, garbage chutes, vents, emergency generators, lighting fixtures, mechanical screening and heating/cooling towers may project above the height limits to a maximum of 7.0 metres;
  - (vi) window washing equipment, lightning rods, wind mitigation features elevator overrun may project above the height limits to a maximum of 8.0 metres; and
  - (vii) photovoltaic solar energy devices and sunlight collection and distribution devices (sun beamers) may project above the height limits to a maximum of 5.0 metres;
- (K) Despite Clause 40.5.40.70 and Regulation 40.10.40.70(1), the required minimum **building setbacks** for a **building** or **structure** are shown on Diagram 7 of By-law 179-2022;
- (L) Despite Clause 40.5.40.70, Regulation 40.10.40.70(3) and (K) above, the **building setbacks** of the office **building** and associated parking **structure** existing at the time of the passing of By-law 179-2022 as illustrated in Diagram 7 are the minimum required **building setbacks** for those **buildings** and **structures**;
- (M) Despite Clause 40.10.40.60, Regulation 40.10.40.70(3), Regulation 40.5.40.60(1) and (K) above, and in addition to the encroachments permitted in Clause 40.5.40.60, the following elements of a **building** may be located within a required minimum **building setback** for the Building A and Building B as shown on Diagram 7 of By-law 179-2022:
- (i) balconies may encroach up to a maximum of 2.0 metres;
  - (ii) wind mitigation features including canopies and awnings may encroach up to a maximum of 3.0 metres;
  - (iii) cladding, photovoltaic solar energy devices, building cornices, lighting fixtures, ornamental elements, lightning rods, ornamental elements, parapets, guardrails, balustrades, bollards, railing, eaves, window sills, stairs, stair enclosures, wheelchair ramps, air intakes and vents, ventilating equipment, landscape and green roof elements, partitions dividing outdoor recreation areas, privacy screens, acoustical walls, chimney stack, and exhaust flues, underground garage ramps and associated **structures** may encroach up to a maximum of 2.5 metres;
- (N) Regulation 40.10.40.1(5) with respect to the Building B, as shown on Diagram 7 of By-law 179-2022, does not apply;
- (O) Despite 40.10.40.10(5), the minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.5 metres for an office lobby;
- (P) Despite Regulation 40.10.40.1.(1), residential lobby access and indoor **amenity space** in the Building A, as identified on Diagram 7 of By-law 179-2022 may be located on the first **storey**;
- (Q) Regulation 40.10.50.10(2) with respect to the installation of a fence along the portion of a **lot line** abutting the **lot** in the Residential Zone category does not apply;
- (R) Despite Regulations 40.10.100.10.(1) and 40.10.100.10(2), a maximum of 2 **vehicle** access points are permitted on the **lot**;
- (S) Despite Regulation 220.5.10(1), **loading spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) one Type "G" **loading space** shall be provided and maintained in Building A; and
  - (ii) one Type "C" **loading space** and one Type "G" **loading space** shall be provided and maintained in Building B;
- (T) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** as follows:
- (i) A minimum of 0.8 **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 1.1 **parking spaces** for each three or more bedroom **dwelling unit**;
- (iv) A minimum of 0.15 **parking spaces** per **dwelling unit** for residential visitors to a **dwelling unit**;
- (v) A minimum rate of 1.0 **parking space** for each 100 square metres of office **gross floor area**; and
- (vi) A minimum rate of 1.0 **parking space** for each 100 square metres of retail **gross floor area**;
- (U) Despite Regulations 200.5.1.10(10) and 200.10.1(1) and (2), the **parking spaces** for residential visitors to a **dwelling unit** and the non-residential **gross floor area** required by (T) above, may be shared on a non-exclusive basis;
- (V) Despite (T) above, the minimum number of resident **parking spaces** required may be reduced by 4 **parking spaces** for each car share **parking space** provided, up to a maximum of 1 car share **parking space** per 60 **dwelling units**; and
- (W) Despite Regulation 230.5.1.10(10), a "long-term" or "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 179-2022 ]

(410) Exception CR 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) On 1075 Bay Street, if the requirements of Section 5 and Schedule A of By-law 833-2021 are complied with, a **mixed use building** may be constructed, used or enlarged in compliance with Sections (B) to (T) below;
- (B) Despite regulations 40.5.1.10(3) and 40.10.40.40(1), the permitted maximum **gross floor area** of the **mixed use building** is 50,105 square metres, of which:
  - (i) a maximum of 36,220 square metres of **gross floor area** may be used for residential uses;
  - (ii) a minimum of 12,100 square metres of **gross floor area** must be used for office uses; and
  - (iii) **gross floor area** does not include areas in the **building** used for **public parking** below-ground;
- (C) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 25 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 12,100 square metres of **gross floor area** must be used for office uses; and
  - (iii) **gross floor area** does not include areas in the **building** used for **public parking** below-ground;
- (D) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 112.50 metres and the highest point of the **building** or **structure**;
- (E) Despite regulations 40.5.40.10(4) and (5), and 40.10.40.10(1), the permitted maximum height of any **building** or **structure**, including any mechanical penthouse containing equipment and **structures** used for the functional operation of the **building** described in 40.5.40.10(4), is the height in metres specified by the number following the HT symbol, and the number of **storeys** following the symbol ST, as shown on Diagram 3 of By-law 833-2021;
- (F) For the purposes of regulations 40.10.40.10(5) and (E) above, the following portions of a **building** are not a **storey**:
  - (i) a partial mezzanine level located above the first floor and below the second floor of a **building**, with a maximum **gross floor area** of 400 square metres; and
  - (ii) the mechanical penthouse levels of the **building** located above "ST 59" as shown on Diagram 3 of By-law 833-2021 are not a **storey**;
- (G) Despite regulations 40.5.40.10(4) to (7) and (E) above, the following elements of a **building** may project above the permitted maximum height in Diagram 3 of By-law 833-2021:



- (i) lightning rods and window washing equipment may project above the height limits;
  - (ii) wind mitigation features may project above the height limits by no more than 3 metres;
  - (iii) **structures** and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 metres;
  - (iv) safety railings, guard rails, railings, parapets, terraces, cabanas, patios, planters, balustrades, bollards, stairs, **ancillary structures**, wheelchair ramps, pergolas, trellises, and ornamental or architectural features may project above the height limits by no more than 3.8 metres;
  - (v) landscape features, privacy screens, covered stairs or stair enclosures, and fences may project above the height limits by no more than 2.5 metres;
  - (vi) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres; and
  - (vii) elevator overrun, cooling towers, generators and associated screens may project above the height limits no more than 5.0 metres;
- (H) Despite regulations 40.5.40.70, 40.10.40.70(1), 40.10.40.80(1) and Section 600.10.10(1), the required minimum **building setbacks** for a **building** or **structure** are shown on Diagram 3 of By-law 833-2021;
- (I) Despite regulation 40.10.40.60 and regulation (H) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 833-2021:
- (i) balconies at and above the 13th **storey** may encroach into a **building setback** by a maximum of 2.4 metres;
  - (ii) despite regulation (i) above, balconies may encroach into a **building setback** to a maximum of 0.6 metres along the east face of the **building** at and above the 13th **storey**, in the area labeled "Juliette Balcony Zone" as shown on Diagram 3 of By-law 833-2021;
  - (iii) cornices, sills, eaves, balustrades, and architectural trim may encroach into a **building setback** by a maximum of 0.75 metres;
  - (iv) window washing equipment may encroach into a **building setback** by a maximum of 3.0 metres;
  - (v) trellises, canopies, and associated supporting structures may encroach into a **building setback** by a maximum of 3.0 metres;
  - (vi) despite regulation (v) above, canopies located below the 2nd storey on the west and north side of the **building** may encroach into a **building setback**;
  - (vii) privacy screens and balcony guards may encroach into a **building setback** by a maximum of 2.4 metres; and
  - (viii) railings around the **building's** roof may encroach into a **building setback** to the same extent as the roof below;
- (J) Within "Area A", as shown on Diagram 3 of By-law 833-2021, no portion of the **building** shall be located between a height of 0.0 to 7.0 metres, as measured from the Canadian Geodetic Datum elevation of 112.50 metres;
- (K) Despite regulation (J) above, **structural** and architectural elements that support the **building**, including columns, beams and soffits, may be located within "Area A", as shown on Diagram 3 of By-law 833-2021, between a height of 0.0 to 7.0 metres, as measured from the Canadian Geodetic Datum elevation of 112.50 metres;
- (L) Despite regulations 40.10.40.50(1) and (2), **amenity space** must be provided at a minimum rate of 4.0 square metres per **dwelling unit**, of which:
- (i) at least 0.95 square metres per **dwelling unit** is outdoor **amenity space**; and
  - (ii) no more than 25 percent of the outdoor component may be a **green roof**;
- (M) Despite regulations 40.10.90.40(1) and (3) and 40.10.100.10(1), **vehicle** access to the lands, including **vehicle** access to a **loading space**, may be from Inkerman Street and St. Mary Street, and more than one **vehicle** access is permitted to the **building**;
- (N) Despite clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:



- (i) a minimum of 0.18 **parking spaces** per **dwelling unit** must be provided for the use of residents of the **mixed use building**;
- (ii) a minimum of 55 **parking spaces** must be provided for the use of residential visitors and non-residential uses in the **mixed use building**, which may be provided as **public parking**; and
- (iii) a minimum of 4 **parking spaces** must be provided for "car-share" vehicles;

For the purposes of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** that are owner 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** or short term rental, including hourly rental; and "car-share parking space" means a parking space exclusively reserved and signed for a car used only for car-share purposes;

- (O) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 20 percent of the total **parking spaces** may be obstructed on one or two sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (P) Despite regulation 200.15.1(4), accessible **parking spaces** must be located within 30 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (Q) Despite regulations 220.5.10.1(2) and (3), a minimum of one Type "G" **loading space** and two Type "C" **loading spaces** must be provided;
- (R) Despite Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained in accordance with the following:
  - (i) a minimum of 3 plus 0.2 short-term **bicycle parking spaces** for each 100 square metres of **interior floor area** used for non-residential uses in the **mixed use building**; and
  - (ii) a minimum of 0.2 long-term **bicycle parking spaces** for each 100 square metres of **interior floor area** used for non-residential uses in the **mixed use building**;
- (S) Despite regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required length of each such **stacked bicycle parking space** is 1.7 metres and the minimum required width is 0.4 metres; and
- (T) Despite regulation 230.5.1.10(10), both long-term and short-term **bicycle parking spaces** may be provided in a **stacked bicycle parking space**;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 833-2021 ]

(411) Exception CR 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) On 1625 Military Trail and 6000 Kingston Road, if the requirements of Section 11 and Schedule A of By-law 122-2022 are complied with, an **apartment building** that complies with Sections (B) to (R) may be constructed;
- (B) Despite Regulation 40.10.20.20(1), the following uses are not permitted on the **lot**:
  - (i) **Vehicle Dealership**
  - (ii) **Vehicle Fuel Station**
  - (iii) **Vehicle Service Shop**
  - (iv) **Vehicle Washing Establishment**;
- (C) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 118.85 metres and the highest point of the **building** or **structure**;
- (D) Regulation 40.10.30.40(1) with respect to permitted maximum **lot coverage** does not apply;
- (E) Despite Regulation 40.10.40.40(1), the maximum residential **gross floor area** of all **buildings** and **structures** on the lot must not exceed 37,000 square metres;



- (F) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** in metres are as shown on Diagram 7;
- (G) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the height, measured in metres, specified by the numbers following the HT symbol as shown on Diagram 7 of By-law 122-2022;
- (H) For the purposes of this By-law, a mezzanine having a **floor area** of no more than 40% of the first **storey** of the **dwelling unit** is not considered a **storey**;
- (I) Despite Clause 40.5.40.10, the following elements of a **building** or **structure** may project above the permitted maximum height limits as shown on Diagram 7 of By-law 122-2022 as follows:
  - (i) Elements of the roof of the building or structure used for **green roof** technology or alternative roofing system parapets, railings, patios, planters, balustrades, bollards, safety railings, guard railings, chimneys, vents, stacks, and exhaust stacks, retaining walls, wheelchair ramps, ornamental or architectural features, roofing assembly, landscape features, garbage chutes and vents, and roofs to a maximum of 1.5 metres;
  - (ii) Privacy screens, wind mitigation features, terrace dividers, cabanas, fences, pergola, trellises, public art features, lighting fixtures, railings, pool mechanical equipment, ramps, mechanical lift, and wind and noise mitigation and associated structural elements to a maximum of 3.0 metres; and
  - (iii) Mechanical penthouses, stairs or stair enclosures, heating and cooling units, towers, stacks and associated components, elevator shafts, elevator overruns, make-up air units, emergency generator, window washing equipment, and lightning rods to a maximum of 5.7 metres;
- (J) Despite Clauses 40.5.40.60 and 40.10.40.60, the following **building** elements and **structures** may encroach into the required minimum **building setbacks** as follows:
  - (i) Cornices, light fixtures, awnings, ornamental elements, cladding, parapets, landscape features, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, canopies, balconies, underground garage ramps, and architectural feature walls, to a maximum of 1.5 metres;
  - (ii) Ventilation shafts which exclusively serve the underground parking garage may exceed the permitted maximum 1.5 metre encroachment permitted in Clause I(1) above; and
  - (iii) Notwithstanding Clause I(i) and (ii) above, no encroachments above or below grade into the 3 metre buffer outlined on Diagram 7 of By-law 122-2022 are permitted;
- (K) Despite regulation 40.10.40.50(1) and (2), a minimum of 5.0 square metres per unit of **amenity space** must be provided, of which a minimum of 1.75 square metres per unit must be provided as indoor **amenity space**;
- (L) The total number of **dwelling units** on the **lot** must not exceed 539 subject to the following:
  - (i) A maximum of 62 bachelor **dwelling units** are permitted;
  - (ii) A minimum of 30 percent of the total number of **dwelling units** shall contain two bedrooms; and
  - (iii) A minimum of 10 percent of the total number of **dwelling units** shall contain three bedrooms;
- (M) Despite regulations 200.5.10.1(1), 200.5.10.1(7), and Table 200.5.10.1, vehicle **parking spaces** shall be provided on the lot in accordance with the following:
  - (i) A minimum of 0.7 **parking spaces** per bachelor **dwelling unit** less than 39 square metres;
  - (ii) A minimum of 1.0 **parking spaces** per bachelor **dwelling unit** greater than 39 square metres;
  - (iii) A minimum of 0.8 **parking spaces** per one-bedroom **dwelling unit**;
  - (iv) A minimum of 0.9 **parking spaces** per two-bedroom **dwelling unit**;
  - (v) A minimum of 1.1 **parking spaces** per three-bedroom **dwelling unit**;
  - (vi) A minimum of 0.15 **parking spaces** per **dwelling unit** for visitor parking; and
  - (vii) A reduction of 4 resident **parking spaces** will be permitted for each "car-share" **parking space** to a maximum of 9 "car-share" **parking spaces**;
- (N) Despite Regulations 200.15.1(1) and (3), and 200.15.10(1), a minimum of 5 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** in excess of 100 **parking spaces** provided on the **lot**, must comply with the following minimum dimensions for an accessible **parking space**:



- (i) A length of 5.6 metres;
  - (ii) A width of 3.4 metres;
  - (iii) A 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;
- (O) If the calculation of the number of required accessible **parking spaces** results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one accessible **parking space**;
- (P) Despite Regulations 220.5.10.1, one Type "C" and one Type "G" **loading spaces** shall be provided on the **lot**;
- (Q) Despite Regulations 230.5.10.1, **bicycle parking spaces** shall be provided on the **lot** in accordance with the following:
  - (i) A minimum of 0.1 short-term **bicycle parking spaces** per **dwelling unit** will be provided for visitors; and
  - (ii) A minimum of 0.7 long-term **bicycle parking spaces** per **dwelling unit** will be provided for residents; and
- (R) Despite Regulation 230.5.1.10 (4), (5) and (10), the required minimum dimensions of a **bicycle parking space** are as follows:
  - (i) For a long-term **bicycle parking space** if placed in a horizontal position on a wall, structure, or mechanical device:
    - (a) A minimum length of 1.8 metres;
    - (b) A minimum width of 0.6 metres; and
    - (c) A minimum vertical clearance from the ground of 1.9 metres;
  - (ii) For a long-term **bicycle parking space** if placed in a vertical position on a wall, structure, or mechanical device:
    - (a) A minimum vertical clearance from the ground of 1.9 metres;
    - (b) A minimum length of 1.2 metres;
    - (c) A minimum width of 0.6 metres; and
    - (d) A minimum horizontal clearance from the locker door of 1.2 metres;
  - (iii) For a short-term **bicycle parking space**:
    - (a) A minimum vertical clearance from the ground of 1.9 metres;
    - (b) A minimum width of 0.45 metres;
  - (iv) If a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres; and
  - (v) A short term **bicycle parking space** may be located in a **stacked bicycle parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 122-2022 ]

(412) Exception CR 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) On 227 Gerrard Street East, if the requirements of Section 4 of By-law 888-2021(OLT) are complied with, a **building or structure**, addition or enlargement with a maximum of 110 **dwelling units** may be erected in compliance with (B) to (S) below;
- (B) Despite regulation 40.5.40.10(1) and (2), the height of a **building or structure** shown on Diagram 3 of this By-law is the distance between the Canadian Geodetic Datum elevation of 93.85 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite regulations 40.10.40.10(2) and (7), the permitted maximum height of a **building or structure** is the numerical value in metres following the letters "HT" and the permitted maximum number of



**storeys** is the number following the letters "ST: as shown on Diagram 3 attached to By-law 888-2021(OLT);

- (D) Despite regulation 40.5.40.10(5) the total area of all equipment, **structures**, or parts of a **building** used for heating, cooling and associated walls or **structures** enclosing such elements, a mechanical penthouse including an indoor amenity room and washroom, elevator and stair shafts must be located within the area labelled as "MECH" and "STAIR" on Diagram 3 of By-law 888-2021(OLT) and these elements must not cover more than 45 percent of the area of the roof, measured horizontally;
- (E) Despite 40.5.40.10(6) unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum height for that **building** by 3.3 metres, if the **structures** are no closer than 1.0 metre from the interior face of any **main wall**;
- (F) Despite regulation 40.10.40.60(9) and 40.10.40.70(2)(E) the **building** or **structures** are permitted to penetrate a 45 degree **angular plane** along the required **rear yard setback**, starting at a height of 10.5 metres above the average elevation of the ground along the **rear lot line**;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** for all uses on the **lot** is 9,400 square metres, of which the permitted maximum **gross floor area** for non-residential uses is 1,050 square metres;
- (H) Despite regulations 40.5.40.70(1) and 40.10.40.70(2), minimum required **building setbacks** are as shown on Diagram 3 of By-law 888-2021(OLT);
- (I) Despite regulation 40.10.40.60(1)(C) balconies are permitted above the second **storey** and may project beyond the heavy lines shown on Diagram 3 of By-law 888-2021(OLT) to a maximum of 1.8 metres;
- (J) Despite regulation 40.10.40.60(2)(B) canopies, awnings and trellises may project beyond the heavy lines shown on Diagram 3 to a maximum of 1.4 metres;
- (K) Despite regulation 40.10.50.10(1) and 40.10.50.10(3) **soft landscaping** is not required along a **lot line** abutting the Residential Zone;
- (L) Despite regulation 40.10.40.50(1)(B) at least 30 square metres of outdoor **amenity space** must be provided in a location adjoining or directly accessible from indoor **amenity space**;
- (M) Despite Table 200.5.10.1, regulation 200.5.10.1 and exception 900(11)(10)(2) a minimum number of **parking spaces** must be provided for the **lot** in accordance with the following:
  - (i) for residents – 73 **parking spaces**;
  - (ii) for visitors – 1 **parking space**; and
  - (iii) for non-residential uses – 10 **parking spaces**;
- (N) A maximum of 4 car-share parking space may be provided on the **lot** and the minimum resident parking required shall be reduced by 4 **parking spaces** per car-share parking space:
  - (i) "car share" means the practice where 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. Such car-share motor vehicles shall be made available for short term rental, including hourly rental for the use of at least the occupants of the building; and
  - (ii) car-share parking space means a **parking space** that is used exclusively for car-share purposes;
- (O) Despite regulation 200.15.1. 4 accessible **parking spaces** may be located anywhere on the P1 or P2 level;
- (P) Despite regulation 40.10.100.10 (1)(C) two **vehicle** access points are permitted;
- (Q) Despite Table 230.5.10.1(1) and regulation 230.5.10(1) a minimum number of **bicycle parking spaces** must be provided on the lot in accordance with the following:
  - (i) for residential uses - a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, comprised of 0.9 long-term **bicycle parking spaces** and 0.1 short-term **bicycle parking spaces**;
  - (ii) no **bicycle parking spaces** shall be required for non-residential uses;
  - (iii) a **bicycle parking space** may be provided in a horizontal or vertical position, and/or in a bicycle stacker; and
  - (iv) a **bicycle parking space** for visitors and non-residential uses may be provided within a secure room



- (R) Despite regulation 230.5.1.10(4) and 230.5.1.10(5) **bicycle parking space** may have the following minimum dimensions:
- (i) a horizontal **bicycle parking space** has a minimum length of 1.8 metres, a minimum width of 0.4 metres, and a minimum vertical clearance from the ground of 1.9 metres;
  - (ii) a vertical **bicycle parking space** has a minimum length of 1.9 metres, a minimum width of 0.4 metres, and a minimum horizontal clearance from the wall of 1.2 metres; and
  - (iii) the minimum vertical clearance for each **bicycle parking space** located in a bicycle stacker is 1.2 metres;
- (S) Despite regulation 220.5.10.1 and 40.10.90.10 a minimum of one Type 'G' **loading space** must be provided and may be used for both non-residential and residential purposes and may be located in the **rear yard** abutting a Residential Zone subject to it being enclosed.

Prevailing By-laws and Prevailing Sections: [ By-law: 888-2021(OLT) ]

(413) Exception CR 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) On 3850-3900 Sheppard Avenue East and 2350-2362 Kennedy Road, if the requirements of Section 15 and Schedule A of By-law 1011-2022 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (JJ) below:
- (B) For the purposes of By-law 1011-2022, Blocks 1, 2, 3, 4, 5, 6 and 7 are identified as Blocks 1, 2, 3, 4, 5, 6 and 7 on Diagram 6 of By-law 1011-2022; and Public Streets A, B, C, D, and F are identified as Public Streets A, B, C, D and F on Diagram 6 of By-law 1011-2022; and Buildings 2A, 3A and 5C are identified as Buildings 2A, 3A, and 5C on Diagram 6 of By-law 1011-2022;
- (C) Despite Regulation 40.10.20.40(1), **dwelling units** are permitted in an **Apartment Building** or a **Mixed Use Building or Townhouses**;
- (D) Despite Regulation 40.10.30.40(1), the maximum **lot coverage** permitted on the lands identified on Diagram 1 of By-law 1011-2022 is 92, as a percentage of the area of such lands. Any part of a **building or structure** that is permitted by By-law 1011-2022 to encroach into a required **building setback**, is not included in the calculation of **lot coverage**;
- (E) Despite Regulations 40.5.1.10(3) and 40.10.40.40(1), subject to the **gross floor area** reductions listed in Regulation (G) the maximum **gross floor area** permitted on the lands identified on Diagram 1 of By-law 1011-2022 must not exceed 369,200 square metres, of which:
  - (i) the maximum **gross floor area** for non-residential uses is 37,000 square metres, of which:
    - (a) a minimum of 1,407 square metres of **gross floor area** shall be provided on Block 2 for **day nursery** uses, of which a minimum of 1,060 square metres shall be **interior floor space** and a minimum of 347 square metres shall be exterior space adjacent to the **interior floor space**; and
    - (b) a minimum of 1,090 square metres of **gross floor area** shall be provided on Block 2 for the use of a non-profit organization;
  - (ii) a minimum of 9,000 square metres of non-residential **gross floor area** must be for office uses; and
  - (iii) the maximum **gross floor area** for residential uses is 360,200 square metres;
- (F) Provided that the total **gross floor area** does not exceed the maximum identified in Regulation (E) and subject to the **gross floor area** reductions listed in Regulation (G) the maximum **gross floor area** permitted on each Block shown on Diagram 6 of By-law 1011-2022 is as follows:
  - (i) 68,000 square metres on Block 1;
  - (ii) 12,000 square metres on Block 2;
  - (iii) 34,000 square metres on Block 3;
  - (iv) 73,000 square metres on Block 4;
  - (v) 81,000 square metres on Block 5;
  - (vi) 63,000 square metres on Block 6; and



- (vii) 65,000 square metres on Block 7;
- (G) In addition to the **gross floor area** reductions listed in Regulations 40.5.40.40(1), (3), (5), (7) and (9) the **gross floor area** of any **building** is also reduced by the area in a **building** used for:
  - (i) community service facilities;
  - (ii) garbage room(s) in the **basement** and garbage shafts;
  - (iii) **public parking** located below ground level and at ground level;
  - (iv) all **bicycle parking spaces** at or above-ground;
  - (v) areas devoted to escalators;
  - (vi) all inset and projecting balconies;
  - (vii) all indoor **amenity space**;
  - (viii) enclosed pedestrian walkways that provide direct access to **streets, parks**, public **buildings** or portions of **buildings** used for community service facilities, outdoor **amenity space** accessible to the public, public **transportation uses**, **public parking** or a similar walkway in an adjacent **building**; and
  - (ix) washrooms or sitting areas that have access to the enclosed pedestrian walkways described in (viii) above;
- (H) For the purpose of By-law 1011-2022, community service facilities eligible for the exclusion in Regulation (G)(i) are limited to the following uses: **recreation use**, **community centre**, library, **day nursery**, and premises owned or operated by or for, or under the authority of, the City of Toronto, any agency of the City of Toronto, any other public authority or non-profit organization for the provision of public health services, human services, cultural services and employment services, including but not limited to: medical office, **wellness centre**, club and office uses;
- (I) Despite Regulation 40.10.40.1(1), residential use portions of a **building** may also be located below or on the same level as non-residential use portions of a **building**;
- (J) A minimum of 10 percent of the total **dwelling units** on the lands identified on Diagram 1 attached to By-law 1011-2022 must be 3-bedroom **dwelling units**;
- (K) A minimum of 15 percent of the total **dwelling units** on the lands identified on Diagram 1 attached to By-law 1011-2022 must be 2-bedroom **dwelling units**;
- (L) Despite Regulations 40.5.40.70(1), 40.10.40.70(3) and (4), the required minimum **building setbacks**, including any portion of a building with **dwelling units** located in the first **storey** of a **building**, are as shown in metres on Diagram 6 of By-law 1011-2022;
- (M) Despite Regulation (L) and Regulations 40.5.40.70(1) and 40.10.40.70(3) no **angular planes** or **main wall**, with or without openings, **building setback** requirements apply;
- (N) Despite Regulation 40.10.40.80(2), a "tower" or "towers" may be located in any area identified as a "tower area" as shown on Diagram 6 of By-law 1011-2022 provided that:
  - (i) for the purposes of By-law 1011-2022, "tower" means the portion of a **building** which collectively encloses the entirety of a **storey** higher than 26.0 metres above the Canadian Geodetic Datum elevation identified for each Block in Regulation (S);
  - (ii) if a line projected at a right angle from a **main wall** of a "tower" on each of Blocks 1, 5, 6 and 7 intercepts another **main wall** of a "tower" on the same Block, those **main walls** must be separated by a minimum of 30.0 metres; and
  - (iii) if a line projected at a right angle from a **main wall** of a "tower" on Block 4 intercepts another **main wall** of a "tower" on Block 4, those **main walls** must be separated by a minimum of 25.0 metres;
- (O) Despite Regulations (N) and (X), Buildings 2A, 3A and 5C as identified on Diagram 6 of By-law 1011-2022 are not "towers";
- (P) Despite Regulations (L) and (N), Regulations 5.10.40.70(1), 40.5.40.60(1), 40.10.40.70(3) and (4), 40.10.40.80(2), and Clause 40.10.40.60, the following are permitted to encroach into a required **building setback**, separation distances between **main walls** and between main walls of "towers" and minimum separation distances shown on Diagram 6 of By-law 1011-2022:
  - (i) **building** elements and **structures** such as balconies, bay windows, terraces, cornices, window sills, parapets, trellises, pillars, patios, decks, guardrails, balustrades and railings,



- ornamental elements, architectural features, art and landscape features, retaining walls, pilasters, eaves, light fixtures and standards, ornamental elements and railings by a maximum of 2.5 metres;
- (ii) **building** elements and **structures** such as awnings, canopies and all vertical extensions of such awnings, canopies and related architectural elements by a maximum of 3.0 metres;
  - (iii) **building** elements and **structures** such as stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, air vents and air intakes, elevated pedestrian bridge, safety and wind mitigation elements, and underground garage ramps and associated **structures** may encroach; and
  - (iv) despite (i), on Block 4 identified on Diagram 6 of By-law 1011-2022 balconies may not project into the minimum **building setback** to the south **lot line**;
- (Q) Despite Regulation (P)(ii) and Regulation 40.5.40.60(1), a canopy, awning or similar **structure**, with or without structural support, may encroach without limitation into a required minimum **building setback** that abuts a **street**, if no part of the canopy, awning or similar **structure** is located more than 8.0 metres above the elevation of the ground directly below it;
- (R) Despite Regulations (L) and (N) and the **building setbacks** shown on Diagram 6 to By-law 1011-2022, required **building setbacks** do not apply to the parts of a **building** or **structure** that are below-ground and nothing in By-law 1011-2022 will prevent underground parking or underground **structures** from extending to the **lot lines** as defined by heavy lines on Diagram 1 to By-law 1011-2022;
- (S) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** on a Block shown on Diagram 6 of By-law 1011-2022 is the distance between the Canadian Geodetic Datum elevation in the year 2021, as identified below, and the elevation of the highest point of a **building** or **structure**:
- (i) 171.1 metres on Block 1;
  - (ii) 171.8 metres on Block 2;
  - (iii) 172.5 metres on Block 3;
  - (iv) 171.1 metres on Block 4;
  - (v) 171.1 metres on Block 5;
  - (vi) 171.0 metres on Block 6; and
  - (vii) 171.1 metres on Block 7;
- (T) Despite Regulation 40.10.40.10(3) and subject to Regulations (P) and (Q) and (W) no portion of a **building** may exceed the height in metres specified by the numbers following the symbol "HT" on Diagram 6 of By-law 1011-2022;
- (U) Despite Regulation (T):
- (i) only one "tower" within each "tower area" on each Block as shown on Diagram 6 of By-law 1011-2022 is permitted to achieve the maximum height in metres specified for that Block by the numbers following the symbol "HT" on Diagram 6 of By-law 1011-2022; and
  - (ii) other "towers" within each "tower area" on each Block must be lesser in height by a minimum of 10 metres than the maximum height in metres specified for that Block by the numbers following the symbol "HT" on Diagram 6;
- (V) Despite Regulation 40.10.40.10(5), the required minimum height of the portion of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is:
- (i) 3.0 metres for residential uses; and
  - (ii) 4.5 metres for non-residential uses;
- (W) Despite Regulations (T) and (U), and Regulations 40.5.75.1(2) and 40.10.40.10(3)(A), and Clause 40.5.40.10, the following **building** elements, equipment and **structures** may project beyond the permitted maximum height of a **building** or **structure**, and if located on a rooftop such **building** elements, equipment and **structures** are not subject to area, coverage, horizontal dimension or locational restrictions:
- (i) **building** elements and **structures** such as equipment used for the functional operation of a **building** including electrical, utility, mechanical penthouse, mechanical, ventilation and cooling equipment and features such as chimneys, stacks, flues, vents, air intakes, unenclosed heating equipment, cooling towers and power generators, **structures** that enclose, screen or cover



- equipment and devices, including electrical, utility, ventilation equipment, enclosed stairwells, indoor **amenity space**, washrooms, roof access, maintenance equipment storage, elevator shafts and overruns, chimneys and vents, solar panels and related equipment, **building** maintenance units, site servicing features and window washing equipment and crane structures by a maximum of 6.5 metres;
- (ii) **building** elements and **structures** such as canopies, awnings, and related architectural elements, by a maximum of 8.0 metres;
  - (iii) **building** elements and **structures** such as architectural features, parapets, planters, ornamental elements, art and landscape elements, **buildings**, **structures** and equipment used for outdoor **amenity space** or open-air recreation including pools and associated equipment, light monitors, light fixtures, pergolas, playhouses, architectural features, and trellises, guard rails, screens, **green roofs**, seating areas, wheelchair ramps, retaining walls, canopies and awnings, divider screens and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
  - (iv) **building** elements and **structures** such as window washing equipment, Building Maintenance Units and cranes, antennae, flagpoles, satellite dishes and cellular arrays, by a maximum of 9.0 metres; and
  - (v) **building** elements and **structures** such as acoustical screens and sound barriers and safety and wind protection/mitigation features by a maximum of 3.5 metres;
- (X) Any portion of a "tower" which encloses the entirety of a **storey** above a height of 26.0 metres above the Canadian Geodetic Datum elevation identified for each Block in Regulation (S) is permitted a maximum "floorplate" size of 750 square metres;
- (i) For the purposes of By-law 1011-2022, "floorplate" means the total area of a "tower" floor of a **building** measured from the exterior of the **main wall** of the floor level, excluding voids at the level of each floor, such as a stairwell, escalator, elevator, ventilation duct, garbage chute or utility shaft;
- (Y) Despite Regulations 40.5.80.1(1) and 200.5.1(2), 200.5.1.10(10), 200.5.10.1(1), 200.10.1(1) and (2) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands identified on Diagram 1 of By-law 1011-2022 in accordance with the following:
- (i) any required residential visitor **parking spaces** may be provided on a non-exclusive basis, for the shared use of visitors and non-residential uses, as part of a **public parking** use/facility; and
  - (ii) no parking spaces are required for non-residential uses located at ground level in a mixed use building, except:
    - (a) where the gross floor area for an individual **retail store** at the ground level is greater than 500 square metres and the requirements of Table 200.5.10.1 will apply;
    - (b) a minimum of four required **parking spaces** must be provided for the exclusive use of the **day nursery** on Block 2; and
    - (c) a minimum of four required **parking spaces** must be provided for the exclusive use of a non-profit organization on Block 2;
- (Z) Despite Regulations 200.5.1.10(2)(A) and (D), electric **vehicle** infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (AA) Despite Regulations 200.5.1.10(2)(A) and (D), a maximum of 10 percent of required **parking spaces** may have a minimum width of 2.6 metres with an obstruction on one side of such **parking spaces**;
- (BB) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, "car-share parking spaces" may replace required **parking spaces**, subject to the following:
- (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) 4 multiplied by the total number of **dwelling units** divided by 60, rounded down to the nearest whole number;
  - (ii) for the purpose of By-law 1011-2022, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and

- (iii) for the purpose of By-law 1011-2022, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;

(CC) Despite Regulation 200.5.1.10(1), the **parking space** rates for uses in Policy 4 areas apply to the entirety of the lands identified on Diagram 1 of By-law 1011-2022;

(DD) 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;

(EE) Despite Regulation 200.15.1(3), the entire length of one side of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;

(FF) Despite Regulation 200.15.1(4), an accessible **parking space** is not required to be the closest **parking space** to a barrier free entrance and/or main pedestrian access to a **building** or to a passenger elevator, be the shortest route from such entrance or elevator, or be at the same level as the pedestrian entrance to the **building**;

(GG) Despite Clauses 40.10.90.1, 220.5.1.10 and 220.5.10.1, **loading space** requirements shall be shared amongst all **buildings** on each Block shown on Diagram 6 of By-law 1011-2022. The **loading space** requirements for a Block that has two or more of the following non-residential uses: Office, **Retail Store, Eating Establishment, Personal Service Shop, or Hotel**, will be the total of (i) and (ii) below, subject to (iii), where applicable:

- (i) the minimum number of required Type "B" **loading spaces** on a Block is the largest number of Type "B" **loading spaces** required for any one of the uses listed above (for clarity, no other Type "B" **loading spaces** are required for any of the other uses listed above that are provided in the same Block), plus, the Type "B" **loading spaces** required for all other non-residential uses on the Block not listed above;
- (ii) the minimum number of required Type "C" **loading spaces** on a Block is the largest number of Type "C" **loading spaces** required for any one of the uses listed above, (for clarity, no other Type "C" **loading spaces** are required for any of the other uses listed above that are provided in the same Block), plus the Type "C" **loading spaces** required for all other non-residential uses on the Block not listed above; and
- (iii) the requirement for a Type "A" **loading space**, Type "B" **loading space** or Type "C" **loading space** for non-residential uses on a Block is satisfied if a Type "G" **loading space** is provided for the residential uses in the same Block;

(HH) Despite Regulations 230.5.1.10(4) and (5), the required minimum dimensions of a **stacked bicycle parking space** are:

- (i) length of 1.8 metres;
- (ii) width of 0.3 metres; and
- (iii) vertical clearance of 1.1 metres;

(II) Despite Regulations 230.5.1.10(9) and 230.40.1.20(1), "long-term" **bicycle parking spaces** may be provided in any combination of vertical, horizontal or stacked positions, may be located in a secured room, in a locker, or area on any floor of the building above, at or below ground level without being subject to any level increment requirement; and

(JJ) Despite Regulations 230.5.1.10(9) and (10) and 230.40.1.20(1) and (2), "short-term" **bicycle parking spaces** may also be provided as **stacked bicycle parking spaces**, may be provided in any combination of vertical, horizontal or stacked positions, may be located in a secured room, in a locker, or area on any floor of the **building** above, at or below ground level without being subject to any level increment requirement, and may be located more than 30 metres from a pedestrian entrance to the **building**.

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

[ By-law: 1011-2022 Enacted ]

(415) Exception CR 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) On 212 and 218 Dundas Street East and 279 ½ George Street, if the requirements of Section 6 and Schedule A of By-law 1094-2022 are complied with, a **mixed-use building** may be constructed in compliance with (B) to (Z) below;
- (B) The **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 1094-2022;
- (C) Despite regulation 40.5.40.10 (1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 89.60 metres and the highest point of the **building** or **structure**;
- (D) Despite regulations 40.5.40.10(8) and 40.10.40.10(2), the permitted maximum height of the **building** or **structure**, including a mechanical penthouse, is the height measured in metres specified by the numbers following the symbol "HT" as shown on Diagram 3 of By-law 1094-2022;
- (E) Despite Clause 40.5.40.10, and Regulation (D) above, the following elements of a **building** or **structure** may project above the permitted maximum height specified in metres by the numbers following the symbol HT as shown on Diagram 3 of By-law 1094-2022 as follows:
  - (i) a **structure** on the roof of the **building** used for outside or open air recreation, roof top stair enclosure, roof top mechanical equipment that includes a chimney stack or other heating, cooling or ventilating equipment, window washing equipment on the roof of a **building**, elevator overrun, antennae, staircases or enclosures, privacy screens, mechanical and architectural screens, balcony and terrace guards and dividers, railings, access hatches, airshafts, **landscaping**, planters and other **landscaping structures**, elements of a **green roof**, heritage signage, and marquee signage by no more than 5.5 metres;
- (F) Despite 40.10.40.10 (5) the minimum height of the first **storey** is 3.0 metres;
- (G) Despite 5.10.30.20 the **Front Lot Line** is Dundas Street East;
- (H) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed a maximum of 34,000 square metres, of which:
  - (i) A maximum of 32,000 square metres for residential uses; and
  - (ii) A minimum of 1,100 square metres for non-residential uses;
- (I) Despite regulation 40.5.40.40(3) the **gross floor area** of a **mixed-use building** also excludes areas used for:
  - (i) All open to below areas;
  - (ii) Hallways and elevator vestibules below ground; and
  - (iii) Electrical, utility, mechanical and ventilation rooms on any level of the **building** above or below ground;
- (J) Despite regulation 40.10.40.50 (1) and (2), **amenity space** must be provided in accordance with the following:
  - (i) A minimum of 2.5 square metres of indoor **amenity space** for each **dwelling unit**; and
  - (ii) A minimum of 1.0 square metres of outdoor **amenity space** for each **dwelling unit**;
- (K) Despite (J) above respecting indoor **amenity space**, a maximum of 70 percent of the required indoor **amenity space**, may be provided above ground within a **fitness club**, provided:
  - (i) the balance of the indoor **amenity space** otherwise required by By-law 1094-2022 and not located within the **fitness club**:
    - (a) is provided elsewhere within the **mixed-use building** for the exclusive use of its residents, and is not required to be contiguous to the **fitness club**;
- (L) Despite Regulation 40.10.40.70(2), and Section 600.10, the required minimum **building setbacks** are shown on Diagram 3, of By-law 1094-2022;
- (M) Despite Clauses 40.5.40.60 and 40.10.40.60, and Regulation (L) above, the following elements of a **building** or **structure** are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 3 of By-law 1094-2022 as follows:



- (i) cornices, lighting fixtures, awnings, canopies, architectural features, balconies and guards, balcony roof or canopies, trellises, privacy screens, mechanical and architectural screens, window sills, chimneys, vents, stacks, mechanical fans, stairs, stair landings, covered stairs and/or stair enclosures associated with an entrance or exit from an underground parking garage, retaining walls and curbs, monitor wells, bicycle parking areas, fences and safety railings, terraces, planters, balustrades, bollards, wheelchair ramps, underground garage ramps and their associated **structures**, and landscape and public art features, marquee signage, by no more than 5.0 metres;
- (N) Regulation 40.10.50.10(3) with respect to required **landscaping** does not apply;
- (O) Regulation 40.10.40.70(2)(G) with respect to **angular planes** does not apply;
- (P) Despite Regulation 40.10.100.10 (1) **vehicle** access may be from Dundas Street East;
- (Q) Regulation 40.10.150.1(1)(A) with respect to waste and recyclable materials storage does not apply;
- (R) Despite Regulations 200.5.10.1 and 900.11.10(2)(B) **parking spaces** must be provided and maintained on the **lot**, in accordance with the following requirements:
  - (i) A minimum of 0.1 **parking spaces** per dwelling unit must be provided for residents;
  - (ii) A maximum of 28 **parking spaces** must be provided for non-residential/commercial uses; and
  - (iii) despite regulation 200.5.10.1(2) related to minimum **parking space** dimensions, a total of ten (10) **parking spaces** can be obstructed on one side without the requirement to increase the minimum width on each obstructed side by 0.3 metres;
- (S) Despite Regulation 200.5.1(3) the required minimum width of a one-way **drive aisle** is 4.5 metres;
- (T) Despite Regulation 40.10.90.40 (1) and 220.5.10.1, a minimum of 1 shared type "G" and Type "B" **loading space** and 1 type "C" **loading space** must be provided, and may be accessible from Dundas Street East;
- (U) Despite Regulation 200.15.10(1), a minimum of 3 accessible **parking spaces** must be provided on the **lot**;
- (V) Despite Regulation 230.5.10.1(5) **bicycle parking spaces** must be provided as follows:
  - (i) a minimum of 0.9 "long-term" **bicycle parking spaces** and 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**; and
- (W) Despite Regulations 230.5.1.10(4), (6) and (9) (10), **bicycle parking spaces** must be provided and maintained in accordance with the following:
  - (i) Both "long-term" and "short-term" **bicycle parking spaces** may be provided above or below ground and in a **stacked bicycle parking space**;
  - (ii) "long-term" and "short-term" **bicycle parking spaces** may be located outdoors or indoors including within a secured room or enclosure or unenclosed space, or bike locker or combination thereof;
  - (iii) for **stacked bicycle parking space**, the required minimum dimensions of a **bicycle parking space** is:
    - (a) minimum width of 0.35 metres,
    - (b) minimum length of 2.0 metres; and
    - (c) minimum vertical clearance of 1.3 metres;
  - (iv) the minimum width of a **bicycle parking space** is:
    - (a) 0.45 metres;
- (X) For the purposes of this exception, the maximum tower floor plate is 780 square metres.
- (Y) Despite Regulation 600.20.10(1) the first **storey** of a **mixed-use building** must provide a minimum of 50 percent of the **lot frontage** abutting the priority retail **street** for one or more of the following uses:
  - Art Gallery**
  - Artist Studio**
  - Automated Banking Machine**
  - Clinic**
  - Club**
  - Community Centre**



**Custom Workshop**  
**Day Nursery**  
**Eating Establishment**  
**Education Use**  
**Entertainment Place of Assembly**  
**Financial Institution**  
Library  
**Massage therapy**  
Medical Office  
Office  
**Performing Arts Studio**  
**Personal Service Shop**  
**Pet Services**  
**Place of Assembly**  
**Place of Worship**  
**Private School**  
**Production Studio**  
**Recreation Use**  
**Retail Service**  
**Retail Store**  
**Service Shop**  
**Sports Place of Assembly**  
**Take-out Eating Establishment**  
**Veterinary Hospital**  
**Wellness centre**

- (i) For each use provided in (Y) above, a minimum of 50 percent of the surface area of the **main wall** of the first **storey** facing the priority retail **street** must be windows or doors; and
- (ii) Regulation (Y)i above, exempts the portion of the **building** that is a **heritage site**.

Prevailing By-laws and Prevailing Sections:

(A) CR 2389 does not apply [ By-law: 1094-2022 Enacted ]

(416) Exception CR 416

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.42 times the area of the **lot**;
- (B) The maximum number of **dwelling units** permitted is 100.0 units per hectare;
- (C) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres; and
- (D) The minimum required **parking spaces** is:
  - (i) 2.4 **parking spaces** per 100.0 square metres of office **gross floor area**;
  - (ii) 10.0 **parking spaces** per 100.0 square metres of **eating establishment gross floor area**;
  - and
  - (iii) 1.25 **parking spaces** per **dwelling unit**.

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

(417) Exception CR 417

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:



- (i) the greater of 21.0 metres from the original centre line of Ellesmere Rd. or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and
- (ii) 3.0 metres from the **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) The permitted maximum **building** height is the lesser of 4.0 **storeys** or 13.0 metres.

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

(419) Exception CR 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) On 646- 648 Dufferin Street and 1-3 Boland Lane, if the requirements of Section 6 and Schedule A of By-law 950-2021 are complied with, an **apartment building** may be constructed, used or enlarged in compliance with Sections (B) to (M) below;
- (B) Despite Regulation 40.10.40.40(1) the permitted maximum **gross floor area** of an **apartment building** is 9,450 square metres;
- (C) **Dwelling units** must be provided in accordance with the following:
  - (i) a minimum of 25 percent of the total number of **dwelling units** must contain 2 bedrooms; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain at least 3 bedrooms;
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 105.0 metres and the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of any **building** or **structure** is the number following the "HT" symbol as shown on Diagram 3 of By-law 950-2021;
- (F) Despite Regulation 40.10.40.10(5), the minimum height of the first **storey** is 3.6 metres;
- (G) Despite regulation 40.10.40.10(2) and (E) above, parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, architectural features, roof assembly, **landscaping** and elements of a **green roof** may exceed the height limits specified by the "HT" symbol by 2.1 metres on Diagram 3 of By-law 950-2021;
- (H) Despite Clause 40.10.40.60 and Regulations 40.10.40.70(2)(B)(C)(D)(E) and (F) and 40.10.40.80(2)(B), the required **building setbacks** and **building** separation distances are as shown on Diagram 3 of By-law 950-2021, except for the following elements:
  - (i) eaves, building cornices, light fixtures, ornamental and architectural elements, parapets, railings and fences, planters, trellises, windowsills, underground garage ramps, **landscaping** and public art features; and
  - (ii) balconies, which may encroach into the required **building setbacks** to a maximum of 1.8 metres;
- (I) Despite Regulation 40.10.40.50(1)(A), a minimum of 1.9 square metres of indoor **amenity space** is required for each **dwelling unit**;
- (J) Despite Regulation 220.5.10.1(2), one Type "G" **loading space** must be provided and located on the lands subject to By-law 950-2021 and may be shared for the use of loading activities for any **building** on the lands municipally known in 2021 as 1494-1502 Dundas Street West;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum 36 **parking spaces** for residents of the **apartment building**; and
  - (ii) a minimum 4 **parking spaces** for visitors of the **apartment building**;
- (L) Despite Regulations 200.5.1.10(2)(A)(iv) and (D)(i), a maximum of 5 **parking spaces** may be obstructed by a fixed object such as a wall, column, bollard, fence or pipe located within 0.3 metres of one side of the **parking space** without requiring an additional 0.3 metres of width for the side of the **parking space** that is obstructed; and



- (M) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** must have a minimum width of 0.45 metres, a minimum length of 1.8 metres and a minimum vertical clearance of 1.1 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)270(a) of By-law 438-86 [ By-law: 950-2021 Enacted ]

(420) Exception CR 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) On 1494-1502 Dundas Street West, if the requirements of Section 5 and Schedule A are complied with, a **mixed use building** may be constructed, used or enlarged in compliance with Sections (B) to (R) below;
- (B) Despite Regulation 40.10.40.40(1) the permitted maximum **gross floor area** of a **mixed use building** is 4,500 square metres, provided that:
- (i) The maximum **gross floor area** for residential uses on the **lot** must not exceed 4,100 square metres; and
  - (ii) The maximum **gross floor area** for non-residential uses on the **lot** must not exceed 400 square metres;
- (C) The **first floor** of the **building** must contain a minimum of two non-residential units of which one must have a maximum non-residential **gross floor area** of 275.0 square metres;
- (D) **Dwelling units** are permitted in accordance with the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** must contain 2 bedrooms; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain at least 3 bedrooms;
- (E) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 105.9 metres and the elevation of the highest point of the **building** or **structure**;
- (F) Despite Regulation 40.10.40.10(2), the maximum permitted height of a **building** or **structure** on the **lot** is the numerical value in metres following the symbol "HT" as shown on Diagram 3 of By-law 953-2021;
- (G) Despite Regulation 40.5.40.10(4) and (F) above, equipment and **structures** used for the functional operation of the **building** such as electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, elevator shafts and **structures** that enclose, screen or cover these elements and located on the roof of the **building** may exceed the permitted maximum height in an area restricted to HT 25.5 as shown on Diagram 3, by up to 4.0 metres;
- (H) Despite Regulations 40.5.40.10(5)(A) and (B), equipment and **structures** identified in (G) above may occupy 42 percent of the area of the roof, measured horizontally;
- (I) Despite Regulations 40.5.40.10(6) and (7) and (F) above, elements including guard rails, dividers, trellises, screens and unenclosed elements providing safety or wind protection, window washing equipment, lightning rods and **landscaping** elements and elements of a **green roof** may exceed the maximum height limits for a **building** by up to 3.0 metres;
- (J) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** measured between the first **storey** and the ceiling of the first **storey** is 3.6 metres;
- (K) Despite Clauses 40.5.40.70 and 40.10.40.60 and Regulations 40.10.40.70(2)(B) and 40.10.40.70(2)(E), no portion of any **building** or **structure** erected or used above ground may be located otherwise than wholly within the areas delineated by heavy lines as shown on Diagram 3 of By-law 953-2021;
- (L) Despite (K) above, the following elements of a **building** may encroach into the required **building setbacks** shown on Diagram 3 of By-law 953-2021:
- (i) eaves, building cornices, light fixtures, ornamental and architectural elements, parapets, railings and fences, planters, trellises, window sills, **landscaping** and public art features; and
  - (ii) balconies to a maximum of 1.8 metres;



- (M) Despite regulation 40.10.40.50(1)(B), outdoor **amenity space** is not required to be in a location adjoining or directly accessible to indoor **amenity space** on the **lot**;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) a minimum of 18 **parking spaces** for residents of the **mixed use building**;
  - (ii) no residential visitor **parking spaces** are required; and
  - (iii) 0 **parking spaces** are required for non-residential uses;
- (O) Despite Regulation 200.5.1.10(2), the minimum dimensions of a **stacked parking space** must be:
  - (i) Length of 5.2 metres;
  - (ii) Width of 2.4 metres; and
  - (iii) Vertical clearance of 1.8 metres;
- (P) Despite Regulation 220.5.1(2), the required Type G **loading space** on the **lot** may be satisfied by the provision of 1 Type "G" **loading space** on the lands known in the year 2021 as 646-648 Dufferin Street and 1-3 Boland Lane;
- (Q) Despite Clause 200.15.10, 0 accessible **parking spaces** are required to be provided on the **lot**; and
- (R) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** must have a minimum width of 0.45 metres, a minimum length of 1.8 metres and a minimum vertical clearance of 1.1 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 953-2021 Enacted ]

(421) Exception CR 421

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Markham Rd. or Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd. and Lawrence Ave. East; and
  - (ii) Any other **street** is 3.0 metres; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (C) a **place of worship** is permitted.

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

(422) Exception CR 422

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Markham Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.;
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (C) A **vehicle repair shop** is permitted if:
  - (i) it is part of a **vehicle dealership**; and
  - (ii) no immobilized or seriously damaged **vehicle** may be stored outside of a wholly enclosed **building**; and
  - (iii) all auto body repair work must be done within a wholly enclosed **building**; and
- (D) A **place of worship** is permitted.

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

(423) Exception CR 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) On 3755 Bloor Street West, as shown on Diagram 1 of By-law 1040-2021, a **building or structure** may be constructed, used or enlarged in compliance with Sections (B) to (W) below;
- (B) In accordance with Clause 5.10.30.20, the **lot line** abutting Bloor Street West is the **front lot line**;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 127.88 metres and elevation of the highest point of the **building or structure**;
- (D) Regulation 40.10.40.1(2)(A), with regards to the first floor elevation of a pedestrian entrance, does not apply;
- (E) Despite regulation 40.10.40.1(2)(B), pedestrian access, other than service entrances, which, if not level with the public sidewalk closest to the entrance, can be accessed by a ramp which rises 0.085 metres vertically for every 1.0 metre horizontally;
- (F) Despite regulation 40.10.40.10(1)(A), the permitted maximum height of a **building or structure** is the number following the HT symbol as shown on Diagram 5 attached to By-law 1040-2021;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of a **building** is 47,000 square metres;
- (H) Despite regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown on Diagram 6 attached to By-law 1040-2021;
- (I) Regulation 40.10.40.80(1)(A) and (B), with regards to the minimum above-ground separation distance of the **main walls** of a **building** with or without windows in relation to other **main walls** of the same **building**, does not apply;
- (J) Regulation 40.10.90.40(3), pertaining to the combined access to a **loading space**, does not apply;
- (K) Despite regulation 40.10.100.10(1)(C), one **vehicle** access is permitted from Dundas Street West and one **vehicle** access is permitted from Bloor Street West;
- (L) No **building or structure** may penetrate a 45-degree **angular plane** as measured at a line parallel to and at a height of 80.5 metres above the **front lot line** that abuts Bloor Street West as shown on Diagram 7 attached to By-law 1040-2021;
- (M) Despite regulation 200.5.1.10(2)(A)(i), where access to a **parking space** is provided by a **drive aisle** having a minimum width of 6.8 metres or greater, the required minimum length of a **parking space** is 5.2 metres;
- (N) Despite regulation 200.5.1.10(2)(A)(iv) and 200.5.1.10(2)(D)(i), a maximum of 20 percent of the minimum required number of **parking spaces** are not required to provide an additional 0.3 metres of width on the obstructed side of the parking space, measured at right angles;
- (O) Despite regulation 200.5.1.10(2)(A)(iv) and 200.5.1.10(2)(D)(ii), a maximum of 20 percent of the minimum required number of **parking spaces** may be located less than 0.9 metres setback from a column;
- (P) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** at a minimum rate of 0.8 parking spaces for each 100 square metres of **gross floor area** and a maximum rate of 1.0 **parking space** for each 100 square metres of **gross floor area**;
- (Q) Despite regulation 200.5.1.10(2) and (4), an electric vehicle charging station is not considered an obstruction to a **parking space**;
- (R) Regulation 200.5.200.40(2), relating to parking rates for public common areas and walkways in office **buildings**, does not apply;
- (S) Despite regulation 200.15.1(1)(B) and 200.15.15.4(1)(B), the required minimum width of an accessible **parking space** is 3.4 metres;
- (T) Despite regulation 220.5.1(2), the **loading spaces** provided may be shared with the abutting **lot**;
- (U) Despite Clause 220.5.10.1, the required minimum **loading spaces** are 3 Type "B" **loading spaces**, 5 Type "C" **loading spaces**, and 1 Type "G" **loading space**;
- (V) Despite regulation 220.5.20.1(2), the permitted slope of a **driveway** leading to a **loading space** may be 12 percent for all permitted **loading spaces**; and
- (W) Despite regulation 230.5.1.10(10), a "long-term" and "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**.



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1040-2021 ]

(424) Exception CR 424

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) A **place of worship** is permitted;
- (C) **Parking space** must be provided at a minimum rate of
  - (i) 10 **parking space** for each 100 square metres of interior floor are used for **eating establishment**, recreational use and place of entertainment; and
  - (ii) 2.6 **parking spaces** for each 100 square metres of interior floor are used for all other uses; and
- (D) If the total **gross floor area** of all uses exceeds 1356 square metres, then the **gross floor area** of all uses other than offices must not exceed 75% of the total built **gross floor area**.

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

(425) Exception CR 425

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Markham Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.; and
- (B) A **place of worship** is permitted.

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

(426) Exception CR 426

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Markham Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.; and
- (B) A **place of worship** is permitted; and
- (C) A **vehicle washing establishment** is not permitted.

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

(427) Exception CR 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) On 1365-1375 Yonge Street, if the requirements in Section 6 and Schedule A of By-law 948-2021 are complied with, a **building** that includes non-residential uses and a **nursing home, residential care home or retirement home** may be constructed, used or enlarged in compliance with (B) to (Q);
- (B) Despite regulation 40.5.40.10(1) and 40.5.40.10(2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 142.01 metres and the highest point of the **building or structure**;
- (C) Despite regulation 40.10.40.1(1), residential use portions of the **building** may be located at the same level as non-residential use portions of the **building**;



- (D) Despite regulation 40.10.40.1(2)(A), for any non-residential use the floor level of the first **storey** must be within 0.8 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (E) Despite regulation 40.10.40.10(2), the permitted maximum height of any part of a **building** or **structure** is the numerical value, in metres, following the letters "HT" shown on Diagram 3 of By-law 948-2021;
- (F) Despite (E) above and regulations 40.5.40.10(3), 40.5.40.10(4), 40.5.40.10(6) and 40.5.40.10(7), the following **building** elements and **structures** may exceed the permitted maximum **building** height:
- (i) a parapet, roof drainage components, or thermal and waterproofing assembly located at each of the roof levels of the **building**, all of which may project up to a maximum of 1.5 metres;
  - (ii) safety railings, fences and guardrails at each of the roof levels of the **building**, all of which may project up to a maximum of 1.8 metres;
  - (iii) **structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, planters, wind mitigation elements, noise mitigation elements, screens, trellises, landscape features, telecommunications equipment and antennae, and partitions dividing outdoor recreation areas, all of which may project up to a maximum of 2.5 metres;
  - (iv) mechanical penthouses, equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, stairs, stair enclosures, window washing equipment, lightning rods, exhaust flues, vents, ventilating equipment, chimney stack, and garbage chute overruns, and **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in this section, all of which may project up to a maximum of 5.0 metres; and
  - (v) **building** elements on top of a **building** element or **structure** listed in (F)(iv) above, including a parapet, chimneys, pipes, vents, cooling towers, cooling tower perimeter walls, elevator overruns, roof drainage components, and thermal and waterproofing assembly, all of which may project up to a maximum of 7.5 metres;
- (G) Despite regulation 40.5.40.10(5), the total area of all equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building**, as permitted by (F) above, may cover no more than 50 percent of the total area of the roofs on the **lot**, measured horizontally;
- (H) Despite regulation 40.10.40.40(1) the permitted maximum **gross floor area** is 20,400 square metres, provided:
- (i) the total residential **gross floor area** of a **nursing home**, **residential care home** or **retirement home** does not exceed 19,800 square metres; and
  - (ii) the non-residential **gross floor area** does not exceed 600 square metres;
- (I) Despite regulations 5.10.40.70(1), 40.5.40.70(1) and 40.10.40.70(2) 40.10.40.80(2) the required minimum **building setbacks** and minimum required above-ground separation distances between **main walls of buildings** or **structures** with or without windows are as shown on Diagram 3 of By-law 948-2021;
- (J) Despite regulations 40.5.40.60(1) and 40.10.40.70(2), the following **building** elements and **structures** may encroach into the required minimum **building setbacks**:
- (i) lighting fixtures, architectural features, structural/non-structural architectural columns/piers, window washing equipment, parapets, parapet flashing, roof and terrace scuppers, roof overhang, gutter, downspout, trellises, window sills, guardrails, balustrades, railings, wind mitigation and acoustic screens and features, planters, wheel chair ramps, mechanical exhaust and intake components, gas meters, underground garage ramps and their associated **structures** and elements, retaining walls, fences, Siamese connections and privacy screens, all of which may encroach a maximum of 2.0 metres; and
  - (ii) balconies may encroach a maximum of 7.5 metres from the **main wall** identified on Diagram 3;
- (K) Despite Clause 200.5.10.1, **parking spaces** must be provided at a minimum rate of 0.3 for each **dwelling unit** or **bed-sitting room** in a **nursing home**, **residential care home** or **retirement home**, and no **parking spaces** are required for all other uses on the **lot**;
- (L) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace required **parking spaces**;

For the purpose of this exception, "car-share" means the practice where a number of people share the use of one or more automobiles that are owned by a profit or non-profit automobile-sharing



organization and where such organization may require that use of automobiles reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the automobile sharing organization, including the payment of a membership fee that may or may not be refundable, and a "car-share parking space" means a **parking space** exclusively reserved and used for a "car-share" purposes where the **vehicle** is accessible to at least the occupants of the **building**;

- (M) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of the required **parking spaces** may have minimum dimensions of:
- (i) length of 5.1 metres;
  - (ii) width of 2.4 metres;
  - (iii) vertical clearance of 1.7 metres; and
  - (iv) the side of the **parking space** may be obstructed;
- (N) Despite regulation 200.15.1(1) and By-law 579-2017, accessible **parking spaces** must comply with the following:
- (i) accessible **parking spaces** must be located on the same level as a barrier free passenger elevator that provides access to the first **storey** of the **building**;
  - (ii) 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;
- (O) Despite regulation 220.5.10.1(1), a minimum of one (1) Type "G" **loading space** and one (1) Type "B" **loading space** must be provided on the **lot**;
- (P) Regulation 40.10.100.10(1)(C) regarding **vehicle** access does not apply; and
- (Q) For the purposes of this Exception, facilities to store or heat food are not considered to be food preparation facilities in a **bed-sitting room**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 948-2021 ]

(428) Exception CR 428

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
- (i) Markham Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.; and
  - (ii) any other **street** is 3.0 metres; and
- (B) A **place of worship** is permitted; and
- (C) The **gross floor area** of all **buildings** must not be greater than 33% of the area of the **lot**.

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

(429) Exception CR 429

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 21.0 metres, measured from the centre line of the original road allowance if the **lot line** abuts Markham Rd. and Lawrence Ave. East; and
  - (ii) 16.5 metres if the **lot line** abuts Greenholm Circuit; and



- (B) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 22% of the area of the **lot**; and
- (C) A **place of worship** is permitted.

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

(430) Exception CR 430

The lands are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:  
Site Specific Provisions:

- (A) On 824 Sheppard Avenue West and 177-181 Cockfield Avenue, as shown on Diagram 1 of By-law 320-2022, if the requirements of section 7 and Schedule A of By-law 320-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (J) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 20,500 square metres, of which:
  - (i) residential uses must not exceed 20,000 square metres; and
  - (ii) non-residential uses must not exceed 500 square metres;
- (C) Despite Regulations 40.5.40.10(1) and (2) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 191.2 metres in the year 2020 to the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.30.40(1)(A), there shall be no maximum **lot coverage**.
- (E) Despite Regulations 40.5.40.10(3) to (8), and 40.10.40.10(3) no portion of a **building** or **structure** may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 320-2022 with the exception of the following:
  - (i) wind screens, parapets, terrace or balcony guardrails, ornamental elements, pavers, balustrades, railings and dividers, pergolas, trellises, planters, eaves, privacy screens, stair enclosures, skylights, mechanical equipment, mechanical and architectural screens, access hatches, roof assemblies, roof drainage, window washing equipment, chimneys, vents, lightning rods, light fixtures, pavers, elements of a **green roof**, **structures** located on the roof used for outside, open air recreation or elevator overruns to a maximum of 3.0 metres;
  - (ii) mechanical penthouse enclosures to a maximum of 6.0 metres.
- (F) Despite clause 40.5.40.60, 40.10.40.60, and Regulation 40.10.40.70(3), no portion of a **building** or **structure** may extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 320-2022 with the exception of the following:
  - (i) cornices, light fixtures, ornamental and architectural features, parapets, art and landscape features, patios, decks, pillars, pergolas, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, mechanical penthouse enclosures, wheelchair ramps, fences, covered walkways, screens, site servicing features, awnings and canopies including support **structures**, window washing equipment, bicycle parking facilities and underground garage ramps and associated **structures** to a maximum of 1.5 metres;
  - (ii) canopies and awnings to a maximum of 2.5 metres;
  - (iii) **structures**, elements and enclosures permitted by (E) above to a maximum of 1.5 metres;
- (G) Despite Regulation 40.10.50.10(1)(B)(i), no **landscaping** strip is required.
- (H) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following minimum requirements:
  - (i) 182 **parking spaces** for residents of the **dwelling units**; and
  - (ii) 28 **parking spaces** shared for residential visitors and all other non- residential uses.
- (I) Despite Regulation 220.5.10.1(1), one Type "G" **loading space** must be provided on the **lot**;
- (J) Despite Regulations 230.5.10.1(1) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following minimum requirements:
  - (i) 0.68 "long-term" **bicycle parking spaces** per **dwelling** unit for residential occupants;



- (ii) 0.07 "short-term" **bicycle parking spaces** per **dwelling unit** for residential visitors;
- (iii) no **bicycle parking spaces** are required for non-residential uses;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "D" Airport Hazard Map from City of North York Zoning By-law 7625 [ By-law: 320-2022 Under Appeal ]

(431) Exception CR 431

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Ave. East, is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
  - (ii) Scarborough Golf Club Rd., is 16.5 metres, measured from the centre line of the original road allowance of Scarborough Golf Club Rd.; and
- (B) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.
- (C) The minimum **building setback** from a **rear lot line** is 7.5 m; and
- (D) A **place of worship** is permitted.

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

(432) Exception CR 432

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking space** must be provided:
- (C) Only the following uses are permitted:
  - (i) **financial institutions**;
  - (ii) **day nurseries**;
  - (iii) **retail store**;
  - (iv) service retail;
  - (v) **entertainment place of assembly**, excluding a theatre;
  - (vi) **eating establishment**; and
  - (vii) business and professional offices.
- (I) in compliance with the **parking space** requirements of Chapter 200 of this by-law for banquet halls, places of entertainment, **places of worship**, and recreational uses; and
  - (ii) at a minimum rate of 2.4 for each 100 square metres of **gross floor area** for all other permitted uses; and

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

(433) Exception CR 433

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

Site Specific Provisions:

- (A) Despite regulations 40.10.20.10 (1) and 40.10.20.20 (1), only the following uses are permitted:
  - (i) **Dwelling Unit** in a permitted **building** type in regulation 40.10.20.40.(1); and



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

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

(434) Exception CR 434

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
- (B) The maximum **lot coverage** is 20%;
- (C) The minimum **building setback** from a;
  - (i) **side lot line** is 3.0 metres; and
  - (ii) **rear lot line** is 7.5 metres; and
- (D) The only use permitted is a **Funeral Home**, including the **Funeral Home** operator's residence on the second floor; and
- (E) **Parking spaces** for the **funeral home** must be provided at a minimum rate of 10.75 **parking spaces** for each 100 square metres of ground floor area.

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

(435) Exception CR 435

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

Site Specific Provisions:

- (A) Only business and professional office uses are permitted;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (C) **Parking spaces** must be provided for the Business and Professional Offices at a minimum rate of 3 for each 100 square metres of **gross floor area**.

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

(437) Exception CR 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) On lands municipally known as 31 Parliament Street in the year 2020, if the requirements of Section 10 and Schedule A of By-law 513-2022(OLT) are complied with a **building, structure**, addition or enlargement may be erected in compliance with (B) to (Q) below:
- (B) Despite (C) below and Regulations 5.10.40.70(1) and (2), Clauses 40.5.40.60 and 40.10.40.60, the following **building** elements and **structures** may project into a required minimum **building setback** as follows:
- (i) cornices, lighting fixtures, architectural features, ornamental **structures**, trellises, balconies, balcony roof or canopies, terraces, columns, window washing equipment, mechanical fans, balustrades, safety or wind protection measures, and landscape features, all of which may extend a maximum of 1.8 metres;
- (C) Despite Regulation 40.10.40.70(2) and Article 600.10.10, the required minimum **building setbacks** above ground and minimum distance between **main walls** are shown in metres on Diagram 7 of By-law 513-2022(OLT);
- (D) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), and Regulation 40.10.40.10(7), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 77.5 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulations 40.10.40.10(2) and 40.10.40.10(7) the permitted maximum height of a **building** or **structure**, is the numerical value in metres following the symbol "HT" and in **storeys** following the symbol "ST" on Diagram 7 of By-law 513-2022(OLT);
- (F) Despite regulations 40.5.40.10(6) and (7) and (E) above, the following **building** elements and **structures** may exceed the permitted maximum height limits shown on Diagram 7 of By-law 513-2022(OLT):
- (i) parapets, fences and safety railings, planters and elements or **structures** on the roof of the **building** used for outside or open air recreation, safety or wind protection purposes, and landscape features, all of which may exceed the permitted maximum height by 3.5 metres;
- (G) Despite (C) and (E) above, no **building** may be located within the hatched area shown on Diagram 7 of By-law 513-2022(OLT) to a minimum height of 6.0 metres above the Canadian Geodetic Datum elevation of 77.5 metres;
- (H) Despite Regulations 40.10.20.20(1) and 40.10.20.100(7), **public parking** is permitted provided it is located below ground;
- (I) Despite Regulation 40.10.40.1(1), residential **amenity space** may be located on the same **storey** as the non-residential use portions of the **building**;
- (J) Despite Regulation 40.10.40.40(1), the total **gross floor area** must not exceed 31,000 square metres, of which a minimum of 134 square metres must be non-residential **gross floor area**;
- (K) The permitted maximum number of **dwelling units** is 428;
- (L) **Dwelling units** must comply with the following:
- (i) a minimum of 53 percent of the total number of **dwelling units** must contain two bedrooms or three bedrooms; and
  - (ii) a minimum of 11 percent of the total number of **dwelling units** must contain three or more bedrooms;
- (M) Despite regulation 40.10.40.50(1), **amenity space** must be provided in accordance with the following rates:
- (i) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit**; and
  - (ii) a minimum of 2.15 square metres of indoor **amenity space** per **dwelling unit**;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided in accordance with the following minimum rates:
- (i) a minimum overall parking rate of 0.36 **parking spaces** per **dwelling unit**, of which a minimum of 15 per cent shall be provided as visitor **parking spaces**; and
  - (ii) no **parking spaces** are required for non-residential uses;
- (O) Despite Regulations 40.5.80.1(1), 200.5.1.10(10) and 200.10.1(1) and (2), the **parking spaces** provided for residential visitors in accordance with (N) above, may be shared with non-residential uses;



(P) Despite Regulation 230.5.1.10(9)(B)(iii), a required "long-term" **bicycle parking space** for a **dwelling unit** in a **mixed-use building** may be located below-ground;

(Q) Sections 12 (2) 132 and 12 (2) 270 (a) of former City of Toronto By-law 438-86 do not apply.

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86. [ By-law: 513-2022(OLT) ]

(438) Exception CR 438

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

Site Specific Provisions:

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

(B) The minimum **building setback** from a **rear lot line** or **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(C) The maximum **building** height must not exceed the lesser of two **storeys** and 7.0 metres;

(D) The minimum separation between **buildings** on the same **lot** is a distance equal to half the total height of the two **buildings**; and

(E) Only the following uses are permitted:

(i) office;

(ii) **financial institution**;

(iii) pharmacy;

(iv) **Art Galleries**, Book Stores;

(v) Travel Agency; and

(vi) Dancing and Music Studio for the purpose of teaching dancing and music.

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

(439) Exception CR 439

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

Site Specific Provisions:

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

(B) The minimum **building setback** from a **rear lot line** or **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(C) The maximum **building** height must not exceed the lesser of two **storeys** and 7.0 metres;

(D) The minimum separation between **buildings** on the same **lot** is a distance equal to half the total height of the two **buildings**;

(E) Only the following uses are permitted:

(i) office;

(ii) **financial institution**;

(iii) pharmacy;

(iv) **Art Galleries**, Book Stores;

(v) Travel Agency; and

(vi) Dancing and Music Studio for the purpose of teaching dancing and music; and

(F) A **place of worship** is permitted if the **place of worship** does not cover more than 50% of the **lot area**.

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



(440) Exception CR 440

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

Site Specific Provisions:

- (A) On 700 University Avenue, if the requirements of Sections 6 and Schedule A, of By-law 916-2022 are complied with, a **mixed use building or structure** may be erected or constructed in compliance with (B) to (P) below;
- (B) Despite Regulation 40.10.40.40(1), the **gross floor area** of the **mixed use buildings** must not exceed 173,700 square metres, of which:
  - (i) a maximum of 41,500 square metres may be used for residential uses; and
  - (ii) a maximum of 132,200 square metres may be used for non-residential uses;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 100.8 metres and the highest point of the **building or structure**;
- (D) Despite Regulation 40.10.40.10(1), the permitted maximum height of the **building or structure**, including a mechanical penthouse, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 916-2022;
- (E) Despite Regulations 40.5.40.10(3) to (8) and Regulation (D) above, the following elements of a **building or structure** may project above the permitted maximum height limits as shown on Diagram 3 of By-law 916-2022, as follows:
  - (i) **structures** on any roof used for maintenance or wind mitigation purposes a maximum of 3.0 metres;
  - (ii) elements on the roof of the **building or structure** used for **green roof** technology and related roofing material a maximum of 2.0 metres;
  - (iii) window washing equipment, safety anchors, lightning rods, safety railings, guard rails, railings, terraces, patios, landscape features, balustrades, bollards, ornamental or architectural features a maximum of 3.0 metres;
  - (iv) satellite dishes, antennae, acoustical barriers, signage, cabanas and trellises a maximum of 4.0 metres;
  - (v) parapets, terrace guards/landscape planters and, vents, stacks, ladders, garbage chute vents a maximum of 2.0 metres;
- (F) Despite Regulations 40.10.40.70(1), 40.10.40.80(1), and Section 600.10, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 916-2022;
- (G) Despite Clause 40.10.40.60 and Regulation (F) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 916-2022:
  - (i) wind mitigation features, cornices, lighting fixtures, awnings, ornamental elements, commercial signage, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, wheel chair ramps, stairs, stair enclosures, vents, underground garage ramps and their associated **structures**, fences, screens, **landscaping**, planter boxes, intake and exhaust vents to a maximum of 1.5 metres;
  - (ii) wind mitigation features including canopies and awnings to a maximum of 5.0 metres;
- (H) Despite regulations 40.5.80.1(1), 40.5.80.10(1), 200.5.10.1(1), 200.5.10.11(4) and Table 200.5.10.1 **parking spaces** must be provided and maintained, in accordance with the following:
  - (i) a minimum of 0.09 **parking spaces** are required per residential **dwelling unit** and may be provided on another **lot** within 500 metres on an exclusive basis as **public parking**; and
  - (ii) a minimum of 457 **parking spaces** are required for the residential visitor uses and non-residential uses, and may be provided on another **lot** within 500 metres on a non-exclusive basis as **public parking**;
- (I) Despite Regulation 230.5.1.10.(4), "long-term" and "short term" **bicycle parking spaces** may be provided in the form of a **stacked bicycle parking space** and must comply with the following:
  - (i) a minimum vertical clearance of 1.0 metre;
  - (ii) a minimum width of 0.4 metres, and



- (iii) minimum length of 1.6 metres;
- (J) a total of 40 percent of the **dwelling units** are to be multi-bedroom units, of which:
  - (i) a minimum of 15 percent of the **dwelling units** must have two bedrooms; and
  - (ii) a minimum of 10 percent of the **dwelling units** must have three bedrooms;
  - (iii) if the calculations to achieve the required percentage of multi-bedroom **dwelling units** result in a number with a fraction, the number must be rounded down to the nearest whole number;
- (K) Despite Regulation 40.10.20.100(17), the maximum **interior floor area** of all **retail services** on the **lot** must not exceed 17,100 square metres;
- (L) For the purposes of the exception the addition on the south west corner containing the **dwelling units** is considered a separate **building**;
- (M) Despite Regulation 40.10.100.10.(1)(C), two **vehicle** access points are permitted;
- (N) Despite Regulation 200.15.10(1) and (2) one accessible **parking space** is required;
- (O) Despite Clause 220.5.10.1 **loading spaces** must be provided as follows:
  - (i) One (1) Type G **loading space**;
  - (ii) One (1) Type B **loading space**; and
  - (iii) Four (4) Type C **loading spaces**;
- (P) Despite Regulation 40.10.40.50(2) outdoor **amenity space** is not required for the non-residential uses.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 916-2022 ]

(441) Exception CR 441

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 1.7 times the area of the **lot**;
- (B) The maximum **gross floor area** of all commercial use must not exceed 0.3 times the **gross floor area** of the **building**;
- (C) The maximum **gross floor area** of all office use must not exceed 0.3 times the **gross floor area** of the **building**; and
- (D) The maximum number of **dwelling units** permitted is the lesser of:
  - (i) 150.0 units per hectare; or
  - (ii) 25 units.

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

(442) Exception CR 442

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 16.5 metres from the original centre line of the **street** or 3.0 metres from the **lot line** abutting a **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(443) Exception CR 443



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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the original centre line of Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;
  - (ii) the greater of 16.5 metres from the original centre line of Brimley Rd. or 3.0 metres from a **lot line** abutting Brimley Rd.; and
  - (iii) 3.0 metres from the **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(444) Exception CR 444

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the original centre line of Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(445) Exception CR 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) On lands municipally known as 33 to 37 Parliament Street in the year 2020, if the requirements of Section 9 and Schedule A of By-law 389-2023(OLT) are complied with a **building, structure**, addition or enlargement may be erected and used in compliance with (B) to (GG) below;
- (B) The **lot** comprises the lands outlined by heavy black lines as shown on Diagram 1 of By-law 389-2023(OLT);
- (C) Despite Regulation 40.10.40.40(1), the maximum **gross floor area** on the **lot** must not exceed 35,500.0 square metres, of which, no less than 1,750.00 square metres of **gross floor area** must be provided for non-residential uses;
- (D) In addition to the provisions of Regulations 40.5.40.40(3) and for the purposes of Regulations 200.5.1.10(11) and 230.5.10.1(6), the **gross floor area** of a **mixed-use building** is also reduced by:
  - (i) The area of a mezzanine used for the purpose of mechanical equipment, mechanical storage and equipment used for the functional operation of a **building**;
  - (ii) Indoor **amenity space**; and
  - (iii) Below the finished ground surface, the area of interior and exterior **building** walls;
- (E) A maximum of 545 **dwelling units** may be provided on the **lot**;
- (F) **Dwelling units** must comply with the following:
  - (i) A minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms;
  - (ii) A minimum of 25 percent of the total number of **dwelling units** on the lot must contain two bedrooms; and



- (iii) if the calculation of the percentage of **dwelling units** which contain two bedrooms or three bedrooms results in a fraction, the percentage is rounded up to the nearest whole number for the purpose of determining compliance with either (i) or (ii) above;
- (G) Despite Regulations 40.10.20.20(1) and 40.10.20.100(7), **public parking** is permitted provided the portion of a **public parking** premises which contains an area for the parking of one or more **vehicles** is located below ground;
- (H) Despite Regulation 40.10.40.1(1), **dwelling units** must be located above the first **storey** of a **building**;
- (I) For the purpose of this exception, the mezzanine level between the first and second **storeys** is not a **storey**;
- (J) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 77.0 metres and the highest point of the **building** or **structure** and such elevation is **established grade** for the purpose of determining the **first floor**;
- (K) Despite Regulation 40.10.40.10(2), the permitted maximum height of each portion of a **building** or **structure**, is the height in metres as specified by the numbers following the HT symbol as shown on Diagram 7 of By-law 389-2023(OLT);
- (L) Despite Regulations 40.5.40.10(3), (4), (5), (6) and (7) and (K) above, the following projections may exceed the permitted maximum height of a **building** or **structure**:
  - (i) Terrace dividers, parapets, balcony dividers, privacy screens, landscape features and **structures** used for outdoor **amenity space** or open air recreation including but not limited to a pool and related **structures**, to a maximum of 3.0 metres;
  - (ii) ornamental or architectural features, wheel chair ramps and elements of a **green roof** to a maximum of 1.5 metres;
  - (iii) roof top access stairs or ladders, fans and solar panels to a maximum of 2.0 metres;
  - (iv) **structures** for safety, noise or wind attenuation purposes, lightning rods, window washing equipment, barrier free lift, chimneys, vents, stacks, and flues; and
  - (v) **structures**, elements and enclosures permitted by (P) below;
- (M) In addition to the permitted projections in (L) above, any portion of a **building** located within the hatched areas on Diagram 7 of By-law 389-2023(OLT) above the permitted maximum heights of 102.0 metres and 31.5 metres as noted thereon, may only be used for the purpose of mechanical equipment, elevator overruns, stairs, ladders and cooling towers, including associated enclosures or screens and such portions are also subject to the permitted projections in (L) above;
- (N) Despite Regulation 40.10.10.10(7), the permitted maximum number of **storeys** in a **building** is the numerical value following the ST symbol on Diagram 7 of By-law 389-2023(OLT);
- (O) Despite Regulations 40.10.40.70(2) and Article 600.10.10, the required minimum **building setbacks** and distances between **main walls** of **buildings** and **structures** above the finished ground surface are shown in metres on Diagram 7 of By-law 389-2023(OLT);
- (P) Despite Regulations 5.10.40.70(1) and (2), Clauses 40.5.40.60 and 40.10.40.60, and Regulation (O) above, the following **building** elements and **structures** may project into a required minimum **building setback** and distances between **main walls** as follows:
  - (i) **Structures**, elements and enclosures permitted by (L) above;
  - (ii) Cornices, ornamental or architectural elements, architectural fins, masonry piers, pilasters, sills and eaves to a maximum of 1.0 metres;
  - (iii) Roof top access ladders to a maximum of 1.2 metres;
  - (iv) Fencing, bollards, guards, guardrails, retaining walls, and **bicycle parking** facilities, subject to a maximum vertical projection of 1.5 metres above the level of the finished ground;
  - (v) Lighting fixtures, railings, wheel chair ramps, ornamental or architectural features, landscape features and art installations; and
  - (vi) Balconies and associated guards, railings and dividers, may project a maximum of 1.5 metres provided that:
    - (a) Balcony projections may only be located at or above the 8th **storey** of a **building**, and



- (b) Despite (a) above, balconies must not project into the required **building setback** from Parliament Street;
- (Q) Regulation 40.10.40.80(2)(B), does not apply to the first **storey** of a **building**;
- (R) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.2 metres, excluding any mezzanine level;
- (S) Despite Regulation 40.10.40.50(1), **amenity space** must be provided in accordance with the following:
  - (i) a minimum of 3.5 square metres per **dwelling unit** must be provided as **amenity space**, of which at least 1.2 square metres per **dwelling unit** is indoor **amenity space**;
  - (ii) at least 40.0 square metres of the **amenity space** required by (i) above must be provided as outdoor **amenity space** in a location adjoining or directly accessible from indoor **amenity space**;
  - (iii) indoor **amenity space** must be provided in room(s) which may or may not be contiguous and at least one of which must contain a kitchen and washroom; and
  - (iv) indoor **amenity space** must be calculated in accordance with the provisions for the calculation of **gross floor area** as set out in (D) above and for clarity:
    - (a) **amenity space** is not **gross floor area** for the purposes of (C) above;
- (T) Despite Regulation 200.5.1.10(2), a maximum of 15 percent of the total number of **parking spaces** provided may have the following minimum dimensions, and such **parking spaces** may be obstructed on one or two sides:
  - (i) Length of 5.6 metres;
  - (ii) Width of 2.6 metres; and
  - (iii) Vertical clearance of 2.0 metres;
- (U) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following minimums:
  - (i) 0.2 **parking spaces** for each **dwelling unit**;
  - (ii) 0.1 **parking spaces** for each **dwelling unit** for the use of residential visitors; and
  - (iii) 2.56 **parking spaces** for each 100 square metres of **gross floor area** used for a permitted non-residential use;
- (V) The **parking spaces** required by (U)(i) above may be reduced by four **parking spaces** for each car-share **parking space** provided on the lot;
- (W) Despite Regulations 40.5.80.1(1), 200.5.1.10(10) and 200.10.1(1) and (2):
  - (i) the **parking spaces** required by (U) (ii) and (iii) above may be provided on a non-exclusive basis within a **public parking** use on the lot; and
  - (ii) car-share **parking spaces** provided in accordance with (V) above, may be provided within a **public parking** use on the lot;
- (X) Despite Section 200.15.1, **parking spaces** must be provided on the lot as accessible **parking spaces** as follows:
  - (i) Each 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) An accessible barrier-free aisle or path of 1.5 metres in width is required along the entire length of one side of an accessible **parking space** and such aisle or path may be shared by two accessible **parking spaces**; and
  - (iii) An accessible **parking space** must be located within 38.0 metres as measured horizontally from the rear of the accessible **parking space** to a passenger elevator that provides access to the first **storey** of the **building**;



- (Y) Despite Clause 220.5.10.1, a minimum of 1 Type "B" **loading space** and a minimum of 1 Type "G" **loading space** must be provided;
- (Z) Despite Regulation 230.5.1.10(9)(B)(iii), a required "long-term" **bicycle parking space** for a **dwelling unit** in a **mixed use building** may be located below the finished ground surface;
- (AA) Despite Regulation 230.5.1.10(10), a "long-term" **bicycle parking space** and a "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (BB) Despite Regulation 230.5.1.10(4), the minimum width of a **stacked bicycle parking space** is 0.4 metres;
- (CC) Regulation 230.40.1.20(2) does not apply to a "short-term" **bicycle parking space** located in a **building**;
- (DD) For the purpose of this Exception, car-share is the practice whereby a number of people share the use of one or more **vehicles** that are owned and operated by a profit or non-profit car-sharing organization, and car-share **parking space** means a **parking space** exclusively reserved and signed for a **vehicle** used only for car-share purposes;
- (EE) Regulation 40.5.40.10(8) does not apply with respect to limits on elements for the functional operation of a **building** for towers; and
- (FF) Sections 12(2)132 and 12(2)270 (a) of former City of Toronto By-law 438-86 do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)132 of former City of Toronto By-law 438-86 except as otherwise provided for in Site Specific Provision (FF) in Exception CR(x445); and
- (B) Section 12(2)270 (a) of former City of Toronto By-law 438-86 except as otherwise provided for in Site Specific Provision (FF) in Exception CR(x445); [ By-law: 389-2023(OLT) ]

(446) Exception CR 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) On 4 and 6 Tippet Road, if the requirements of Clause 6 and Schedule A of By-law 42-2022(LPAT) are complied with, the erection or use of a **building, structure**, addition or enlargement is permitted in compliance with (B) to (R) below:
- (B) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 45,270 square metres, of which:
  - (i) the total **gross floor area** for residential uses symbolized by the letter 'r', permitted by Regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), must not exceed 42,240 square metres; and
  - (ii) the **gross floor area** for non-residential uses symbolized by the letter 'c', permitted by Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), must be a minimum of 3,030 square metres;
- (C) A minimum of 1, 515 square metres of the non-residential **gross floor area** required in (B)(ii) above, must:
  - (i) be provided on the second **storey** of the north **building** as shown on Diagram 3 of By-law 42-2022(LPAT); and
  - (ii) may only be used for the following non-residential uses: **laboratory**; medical office; office; **production studio**; **software development and processing**; and **wellness centre**;
- (D) Despite regulation 40.5.40.10(1), height is measured from the Canadian Geodetic Datum elevation of 187.6 metres and the elevation of the highest point of the **building**;
- (E) Despite regulations 40.10.40.10(2) and 40.10.40.10(7), the height for any portion of a **building** or **structure** must not exceed the maximum height permitted by the following as shown on Diagram 3 of By-law 42-2022(LPAT):
  - (i) The maximum number of **storeys** of any portion of a **building** or **structure** must not exceed the number of **storeys** as indicated by numbers following the letters ST shown for that portion of the **building** or **structure** as shown on Diagram 3 of By-law 42-2022(LPAT);



- (ii) For the purpose of calculating (i) above, a mechanical penthouse is not included in the maximum number of **storeys**; and
  - (iii) The maximum height of any portion of a **building** or **structure** must not exceed the height in metres as indicated by the numbers following the letters HT for that portion of the **building** or **structure** as shown on Diagram 3 of By-law 42-2022(LPAT);
- (F) Despite regulations 40.5.40.10(3)-(7) and (E) above the following may project above the height limits shown on Diagram 3 of By-law 42-2022(LPAT) as follows:
  - (i) chimneys, antennae, elevator machine rooms, mechanical penthouses and parapet walls up to a maximum of 5.0 metres; and
  - (ii) trellises, stairways and stair enclosures, guard rails, pergolas, eaves, roof drainage, architectural features, landscaping, skylights, vents up to a maximum of 3.0 metres;
- (G) Despite (E), and (F), above, in no case may any **building** or **structure**, inclusive of any accessory component, exceed a height of 243.0 metres above sea level;
- (H) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and distances between **main walls** of **buildings** and **structures** are shown in metres on Diagram 3 of By-law 42-2022(LPAT);
- (I) Despite (H) above and clause 40.10.40.60, the following **building** elements may encroach into the required minimum **building setbacks** and distances between **main walls** of **buildings** and **structures** on Diagram 3 of By-law 42-2022(LPAT) as follows:
  - (i) Decks, porches, terraces, decorative or screen walls and exterior steps located at grade, may encroach up to a maximum of 3.6 metres;
  - (ii) Balconies or similar **structures**, ramps, bay windows, box windows or other projecting windows, roof overhangs, eaves, roofs of dormer windows, chimneys, pilasters, and projecting columns, may encroach up to a maximum of 2.0 metres; and
  - (iii) For portions of **buildings** at or below a height of 22.4 metres permitted encroachments outlined in (ii) above may encroach a maximum of 2.0 metres:
    - (a) into the minimum above-ground distance between the north and south **buildings** as shown on Diagram 3;
    - (b) into the minimum **building setbacks** required from Tippet Road and the future public road; and
    - (c) the total length of all permitted encroachments in (iii) above does not exceed 20 percent of the **building** face on each **storey**;
  - (iv) Despite (ii) above, balconies are not permitted to project into the required **building setbacks** above a height of 22.4 metres shown as being subject to "Balcony Restrictions" on Diagram 3;
  - (v) Despite (ii) above, canopies for weather protection of the ground level may project into the minimum **building setbacks** required along Tippet Road and the future public road, and at main residential entrance areas up to 3.0 metres;
- (J) Despite regulation 40.10.40.50(1), for the purposes of calculating required indoor **amenity space**, the **interior floor area** of guest suites may be included;
- (K) **Parking spaces** must be provided in accordance with the following:
  - (i) Residential:
    - (a) a minimum of 0.6 **parking spaces** per bachelor **dwelling unit**;
    - (b) a minimum of 0.7 **parking spaces** per 1 bedroom **dwelling unit**;
    - (c) a minimum of 0.9 **parking spaces** per 2 bedroom **dwelling unit**;
    - (d) a minimum of 1.0 **parking spaces** per 3 or more bedroom **dwelling unit**; and
    - (e) a minimum of 0.1 **parking spaces** per **dwelling unit** for visitor use;
  - (ii) Non-residential use:
    - (a) a minimum of 1.0 **parking space** per 100 square metres of **gross floor area** for non-residential uses and up to a maximum of 4.0 **parking spaces** per 100 square metres of **gross floor area** for non-residential uses;



- (L) Despite 200.5.10.1(5), residential visitor and non-residential **parking spaces** may be provided on a non-exclusive basis and may be shared;
- (M) A maximum of 4 car share **parking spaces** may be provided on the site. For every car share **parking space** provided on the lands, the minimum number of **parking spaces** required by paragraph (K)(i) may be reduced by 4 **parking spaces**;
- (N) The total number of **parking spaces** required to be provided in (K) above may be reduced by 10 percent if the following are provided;
  - (i) Publicly accessible car-share **parking spaces**;
  - (ii) **Bicycle parking** for residents and visitors in accordance with (O) below;
  - (iii) A **parking space** with electrical vehicle charging; and
  - (iv) TV monitor to display real time transportation information;
- (O) Despite Table 230.5.10.1(1), **bicycle parking spaces** must be provided on the **lot** at a minimum rate of:
  - (i) Residential:
    - (a) 0.68 long-term **bicycle parking spaces** per **dwelling unit**; and
    - (b) 0.07 short-term **bicycle parking spaces** per **dwelling unit**;
  - (ii) Non-residential:
    - (a) 0.13 long-term **bicycle parking spaces** per 100 square metres of non- residential **gross floor area**; and
    - (b) 3 short-term **bicycle parking spaces** plus 0.25 short-term **bicycle parking spaces** per 100 square metres of non-residential **gross floor area**;
- (P) Despite 230.5.1.10(4), a **stacked bicycle parking space** must have the following dimensions:
  - (i) Minimum width of 0.45 metres;
  - (ii) Minimum length of 1.8 metres; and
  - (iii) Minimum vertical clearance of 1.0 metres;
- (Q) Despite 220.5.10.1, a minimum of two Type G **loading spaces** and one Type C **loading space** must be provided on the **lot**; and
- (R) Despite 220.5.1.10(8)(C), a Type C **loading space** provided on the private road must have the following dimensions: a minimum of 2.6 metres wide; a minimum of 8.5 metres long; and has a minimum vertical clearance of 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 42-2022(OLT) ]

(447) Exception CR 447

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the original centre line of Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;
  - (ii) the greater of 16.5 metres from the original centre line of McCowan Rd. or 3.0 metres from a **lot line** abutting McCowan Rd.; and
  - (iii) 3.0 metres from the **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(448) Exception CR 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) On 137-149 Church Street and 18-20 Dalhousie Street, if the requirements of Sections 6 and 7, and Schedule A of By-law 1246-2022(OLT) are complied with, a **mixed use building or structure** may be constructed and used in compliance with (B) through (N) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** must not exceed 32,500 square metres, and is subject to the following:
  - (i) a maximum **gross floor area** 32,100 square metres may be used for residential uses; and
  - (ii) a minimum **gross floor area** 280 square metres must be provided for non-residential uses;
- (C) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 18 percent of the total number of **dwelling units** must contain two bedrooms; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is measured from the orthometric elevation of 87.69 metres with reference to CGVD1928:Pre1978Adj to the highest point of the **building or structure**;
- (E) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building or structure**, including a mechanical penthouse, is the number following the symbol 'HT' as shown on Diagram 3 of By-law 1246-2022(OLT);
- (F) Despite Regulation 40.10.40.10(7), the permitted maximum **storeys** of any part of a **building or structure**, including a mechanical penthouse, is the number following the symbol 'ST' as shown on Diagram 3 of By-law 1246-2022(OLT);
- (G) Despite (F) above and Clause 40.5.40.10, the following elements, **structures**, equipment, or parts of a **building** are permitted to project above the permitted maximum height as shown on Diagram 3 of By-law 1246-2022(OLT) as follows:
  - (i) elements of a **green roof**, drainage, insulation and roof surface materials, parapets, vents and planters within the area labelled 'LOWER TOWER' on Diagram 3, to a maximum of 1.0 metres or an orthometric elevation of 173.1 metres with reference to CGVD1928:Pre1978Adj, whichever is less;
  - (ii) railings and dividers, wind screens, **landscaping** elements, davit arms, aeronautical lighting, and light fixtures within the area labelled 'LOWER TOWER' on Diagram 3, to a maximum of 2.5 metres or an orthometric elevation of 174.6 metres with reference to CGVD1928:Pre1978Adj, whichever is less;
  - (iii) elements of a **green roof**, drainage, insulation and roof surface materials, parapets, railings, window washing equipment, **building** maintenance units, lightning rods, antennae, satellite dishes, vents, aeronautical lighting, unenclosed stairs, cooling and ventilating equipment within the area labelled 'MECHANICAL PENTHOUSE' on Diagram 3, to a maximum of 6.5 metres; and
  - (iv) except where the above (G)(i), (ii) and (iii) apply, elements of a **green roof**, drainage, insulation and roof surface materials, wind screens, parapets, awnings, guard rails, railings and dividers, **structures** for open air recreation, pergolas, trellises, terraces, **landscaping** elements, planters, aeronautical lighting, light fixtures, architectural features, balustrades, eaves, screens, chimneys and vents, a maximum of 2.5 metres;
- (H) Despite Regulations 40.10.40.50(1)(B) and 40.10.40.50(2), a minimum of 938 square metres of outdoor **amenity space** must be provided;
- (I) Despite Regulation 40.10.40.70(1) and Clause 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1246-2022(OLT);
- (J) Despite (I) above and Clause 40.10.40.60, the following elements of a **building or structure** are permitted to encroach into the required minimum **building setbacks** as follows:
  - (i) cladding, eaves, cornices, parapets, windowsills, bollards, and columns a maximum of 0.3 metres;



- (ii) canopies, light fixtures, awnings, ornamental elements, architectural features, planters, guardrails, railings or dividers, stairs, stair enclosures, access ramps, vents, screens and landscape planters and features, public art features, window washing equipment and **building** maintenance units a maximum of 1.5 metres;
  - (iii) davit arms and window washing equipment along the east and west **building main walls** a maximum of 2.2 metres;
  - (iv) planters or site servicing features located at grade a maximum of 3.5 metres; and
  - (v) along the east and west **building main walls** for the **storeys** located wholly above the orthometric elevation of 113.24 metres and below the orthometric elevation of 172.12 metres with reference to CGVD1928:Pre1978Adj balconies, balcony dividers and balcony railings a maximum of 1.5 metres;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a total of 120 **parking spaces** for a **mixed use building** must be provided and maintained in accordance with the following:
- (i) a minimum of 0.029 **parking spaces** per **dwelling unit** must be provided for visitors to residents of the **mixed use building**; and
  - (ii) no **parking spaces** are required for non-residential uses;
- (L) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) a width of 3.4 metres; and
  - (ii) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**;
- (M) Despite Clause 220.5.10.1, one Type 'G' **loading space** and one Type 'C' **loading space** must be provided and maintained on the **lot**;
- (N) Despite Regulation 230.5.1.10(10), both 'long-term' and 'short-term' **bicycle parking spaces** may be provided in a **stacked bicycle parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1246-2022(OLT) ]

(449) Exception CR 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) On 252 Parliament Street, a **mixed use building, structure**, addition or enlargement may be constructed or used in compliance with (B) to (P) below.
- (B) Despite regulation 40.10.40.40 (1), the permitted maximum **gross floor area** is 5,400 square metres, and subject to the following:
  - (i) a maximum **gross floor area** of 5,200 square metres may be used for residential uses; and
  - (ii) a maximum **gross floor area** of 200 square metres may be used for non-residential uses;
- (C) Regulation 40.10.40.1(1), with respect to the location of residential uses in a **mixed use building**, does not apply;
- (D) Despite regulation 40.5.40.10(1) and (2) the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 86.44 metres and the highest point of the **building** or **structure**;
- (E) Despite regulation 40.10.40.10(2)(A), the permitted maximum height of the **building** or **structure**, is the numerical value, in metres, following the letters "HT" as shown on Diagram 3 of By-law 291-2022;
- (F) Despite Regulations 40.5.40.10(4), and 40.5.40.10(7) and despite (E) above, the following may project above the permitted maximum height as shown on Diagram 3 of By-law 291-2022:
  - (i) guardrails, wind and privacy screens, trellis, shading **structures**, garbage chute chimney, vents, exhaust, retaining walls and fixed furniture to a maximum of 3.5 metres;
  - (ii) **green roof**, and access hatch, to a maximum of 1.5 metres; and
  - (iii) elevator overrun, emergency electrical generator, mechanical equipment and screening, and solar panel and associated **structures**, to a maximum of 5.0 metres;



- (G) Despite Article 600.10.10 and Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 3 of By-law 291-2022;
- (H) Despite (G) above and in addition to the permitted encroachments into a **building setback** listed in Clause 40.10.40.60, **structures** for the purposes of wind mitigation or privacy screening are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 291-2022;
- (I) Despite Regulation 40.10.40.60(1), decks, porches, and balconies or similar **structures**, located above the first **storey**, but not including rooftop terraces, must not encroach into the **required building setbacks** shown on Diagram 3 of By-law 291-2022;
- (J) Despite Regulation 40.10.40.60(6), window projections may project to a maximum of 0.15 metres into the required **building setbacks** shown on Diagram 3 of By-law 291-2022;
- (K) A **building, structure**, addition, or enlargement that contains more than 80 **dwelling units**, is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (iii) an additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (iv) convertible **dwelling units**, as described in (K)(iii) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (L) Despite Regulation 40.10.40.50(1), **amenity space** must be provided for a **building** with 20 or more **dwelling units** as follows:
  - (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) a minimum of 9.0 square metres of the required indoor **amenity space** must be dedicated for use by pets;
  - (iii) a minimum of 3.0 square metres of outdoor **amenity space** per **dwelling unit**;
  - (iv) at least 40.0 square metres of the required outdoor **amenity space** must be in a location adjoining or directly accessible to the required indoor **amenity space**; and
  - (v) no more than 25 percent of the required outdoor **amenity space** may be a **green roof**;
- (M) Despite Regulation 230.5.1.10(4)(A), a "long-term" **bicycle parking space** must be dimensioned with a minimum length of 1.8 metres, a minimum width of 0.5 metres, and a minimum vertical clearance from the ground of 1.9 metres;
- (N) Despite Regulation 40.10.100.10 (1)(C), more than one **vehicle** access is allowed from the **street** known as Poulett Street;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) A minimum of 0.06 **parking spaces** per **dwelling unit** for residents;
  - (ii) A minimum of 0.06 **parking spaces** per **dwelling unit** for visitors;
  - (iii) 2 "car-share parking spaces"; and
  - (iv) No **parking spaces** are required for non-residential uses; and
- (P) For the purposes of this exception:
  - (i) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require the use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) a "car-share parking space" means a **parking space** exclusively reserved and actively used for "car-share" purposes, including by non-residents.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 291-2022 Enacted ]

(451) Exception CR 451



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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the centre line of Danforth Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Rd.;
- (B) The maximum **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**; and
- (C) A minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in the Residential Zone category must be used for **soft landscaping**.

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

(452) Exception CR 452

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 33% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.;
  - (ii) the greater of 16.5 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd. or St. Clair Ave. E.; and
- (C) A **side lot line** or **rear lot line** that abuts the RS zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

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

(453) Exception CR 453

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.;
  - (ii) the greater of 16.5 metres from the centre line of Birchmount Rd., or 3.0 metres from a **lot line** abutting Birchmount Rd.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Birchmount Rd. or St. Clair Ave. E.; and
- (B) The maximum **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**; and
- (C) A minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in the Residential Zone category must be used for **soft landscaping**.

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

(454) Exception CR 454



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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.;
  - (ii) the greater of 16.5 metres from the centre line of Kennedy Rd. and Danforth Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd. or Danforth Rd.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd. Danforth Rd., or St. Clair Ave. E.

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

(455) Exception CR 455

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

Site Specific Provisions:

- (A) **dwelling units** are permitted if:
  - (i) they are located in a **mixed use building**; and
  - (ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.; and
  - (ii) the greater of 16.5 metres from the centre line of Danforth Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.

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

(456) Exception CR 456

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted: library, **art gallery**, **funeral home**, **place of worship**, **recreation use**, **financial institution**, and office if it is a professional or business office;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the centre line of Kennedy Rd. and Danforth Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd. and Danforth Rd.; and



- (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd. or Danforth Rd.; and
- (D) A **side lot line** or **rear lot line** that abuts the RS zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

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

(457) Exception CR 457

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the centre line of Danforth Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Rd.; and
- (B) The maximum **gross floor area** of all **buildings** must not exceed 40% of the area of the **lot**; and
- (C) A minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in the Residential Zone category must be used for **soft landscaping**.

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

(458) Exception CR 458

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the centre line of Kennedy Rd. and Danforth Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd. and Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd. or Danforth Rd.; and
- (C) A **side lot line** or **rear lot line** that abuts the RS zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

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

(459) Exception CR 459

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, a maximum of two **dwelling units** are permitted if:
  - (i) they are located in a **mixed use building**; and
  - (ii) they are located on or above the second **storey**; and
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:



- (i) the greater of 16.5 metres from the centre line of Danforth Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; and
- (ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Rd.; and
- (D) A **side lot line** or **rear lot line** that abuts the RS zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**; and
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1 **parking space** per **dwelling unit**;
  - (ii) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;
  - (iii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly**, use that is a banquet hall;
  - (iv) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;
  - (v) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**; and
  - (vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

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

(460) Exception CR 460

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than St. Clair Ave. E.; and
- (B) The maximum **gross floor area** of all **buildings** must not exceed 40% of the area of the **lot**; and
- (C) A minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in the Residential Zone category must be used for **soft landscaping**.

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

(461) Exception CR 461

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

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, a **place of worship** is permitted in if:
  - (i) it is located in the commercial shopping centre that existed on the date of enactment of this By-law; and
  - (ii) it complies with the specific use regulations in Section 150.50; and
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 22% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the centre line of Birchmount Rd. and Danforth Rd., or 3.0 metres from a **lot line** abutting Birchmount Rd. and Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Birchmount Rd. or Danforth Rd.; and
- (D) A **side lot line** or **rear lot line** that abuts the RS zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

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



(462) Exception CR 462

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 16.5 metres from the centre line of Danforth Rd. and Birchmount Rd., or 3.0 metres from a **lot line** abutting Danforth Rd. or Birchmount Rd.;
- (B) The maximum **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**; and
- (C) A minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in the Residential Zone category must be used for **soft landscaping**.

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

(463) Exception CR 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) On 197, 199 and 201 Galloway Road and 4097 Lawrence Avenue East, if the requirements of Section 8 and Schedule A of By-law 251-2022 are complied with, an **apartment building** may be constructed and used in compliance with (B) to (P) below;
- (B) Despite Regulation 40.10.30.40(1)(A), the permitted maximum **lot coverage** is 52 percent;
- (C) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** must not exceed 16,350 square metres;
- (D) The permitted maximum number of **dwelling units** is 230, of which:
  - (i) a minimum of 10 percent must contain three or more bedrooms; and
  - (ii) a minimum of 20 percent must contain two bedrooms;
- (E) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 4.2 square metres for each **dwelling unit**, of which:
  - (i) a minimum of 2.7 square metres per **dwelling unit** is indoor **amenity space**; and
  - (ii) a minimum of 1.5 square metres per **dwelling unit** is outdoor **amenity space**;
- (F) Despite Regulation 40.10.40.10 (5), the required minimum height of the first **storey** is 3.5 metres, measured between the top of the finished floor of the first **storey** to the top of finished floor of the second **storey**;
- (G) Despite Regulation 40.10.40.70(4)(B), the floor level on the first **storey** may be located a maximum of 1.5 metres above the average elevation of the ground directly in front of the **dwelling unit**, along the **lot line** abutting a **street**;
- (H) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 133.55 metres and the highest point of the **building** or **structure**;
- (I) Despite Regulation 40.10.40.10(3) and 40.10.40.10(7) the permitted maximum height of a **building** is the number following the symbol "HT", and the permitted maximum number of **storeys** is the number following the letters "ST" as shown on Diagram 4 of By-law 251-2022;
- (J) Despite Regulation 40.5.40.10(4), 40.10.40.10(6) and (I) above, the permitted maximum height of a **building** is the number following the symbol "HT", and the permitted maximum number of **storeys** is the number following the letters "ST" as shown on Diagram 4 of By-law 251-2022; subject to the following height exceptions:
  - (i) bollards, parapets, privacy screens, wind screens, safety railings, and **structures** and elements related to outdoor flooring and roofing assembly may extend a maximum of 2.0 metres above the heights shown on the attached Diagram 4 of By-law 251-2022;
  - (ii) equipment and **structures** located on the roof of a **building** may exceed the permitted maximum height as shown on Diagram 4 of the By-law 251-2022 to a maximum of 3.0 metres,



- or 4.0 metres in the case of elevator overrun and elevator associated equipment and **structures**; [ By-law: 475-2023 ]
- (K) Despite Regulations 40.10.40.70(3) and 40.10.40.70(4), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 251-2022;
- (L) Despite Regulation 40.10.40.60(1) and (K) above, a platform, balcony or terrace attached to the **main wall** of a **building** may encroach into the required minimum **building setbacks** shown in metres on Diagram 4 of By-law 251-2022, as follows:
- (i) on the same floor level of the first **storey**, up to 1.1 metres into the required minimum **building setback** to a **lot line** adjacent to Lawrence Avenue East, and may be located between the **building** and the **lot line** adjacent to Lawrence Avenue East;
  - (ii) on the fourth **storey**, up to 3.0 metres;
  - (iii) with a floor level higher than the fourth **storey**, up to 1.9 metres;
    - (a) with a floor level higher than the fourth **storey**, or a portion thereof, that encroaches into a required minimum **building setback** to a **lot line** adjacent to a **street**, may have up to a maximum width of 13.5 metres, and must have a minimum horizontal separation distance of 1.5 metres from each adjacent platform, balcony or terrace on the same **storey**; and
    - (b) despite (L)(iii)(a) above, on each **storey** above the fourth **storey**, a maximum of one platform, balcony or terrace or portion thereof that encroaches into a required minimum **building setback** to a **lot line** adjacent to a **street**, may have up to a maximum width of 15.0 metres;
    - (c) despite (L)(iii)(a) above and in addition to (L)(iii)(b) above, on each **storey** above the fourth **storey**, a maximum of one platform, balcony or terrace that encroaches into required minimum **building setbacks** to **lot lines** adjacent to two **streets**, may have up to a maximum combined width of 25.5 metres;
- (M) Despite Regulation 40.10.40.80(2)(A), the required minimum above-ground distance between two **main walls** with windows is 4.9 metres; [ By-law: 475-2023 ]
- (N) Despite Regulation 40.10.50.10 (3), the required minimum 1.5 metre wide strip of **soft landscaping**, may include an air ventilation shaft, transformer and a gas meter;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, required minimum **parking spaces** for **dwelling units** must be provided and maintained on the **lot** in accordance with the following:
- (i) 0.7 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.8 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) 0.9 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) 1.1 **parking spaces** for each three bedroom **dwelling unit**;
  - (v) 0.15 **parking spaces** for visitor parking spaces for each **dwelling unit**;
- (P) Despite Regulation 200.15.1(4), an accessible **parking space** must be located no more than 11.0 metres, unobstructed by walls and parking curb stops, from the nearest door of a vestibule or lobby which leads to a barrier-free passenger elevator that provides access to the first **storey** of the **building**;
- (Q) Despite Regulation 40.10.40.80(2)(B), the required minimum above-ground distance between a **main wall** of the **building** that has windows facing another **main wall** on the same **lot** which does not have windows is 2.0 metres. [ By-law: 475-2023 ]
- (R) Despite Regulation 40.10.50.10.(1), the required minimum strip of **soft landscaping**, may include an air ventilation shaft, transformer and a gas meter to a maximum of 15 percent of the required **soft landscaping** strip. [ By-law: 475-2023 ]
- (S) Despite Regulation 200.5.1(3), the minimum required width for a two lane **drive aisle** is 6.0 metres. [ By-law: 475-2023 ]
- (T) Despite Regulation 200.15.1(1)(2)(3)(4), the minimum dimensions for an accessible **parking space** is a length of 5.6 metres, a width of 3.4 metres and a vertical clearance of 2.1 metres. [ By-law: 475-2023 ]
- (U) Despite Regulation 230.5.1.10(4)(A) and (B), the minimum width of a **bicycle parking space** is 0.43 metres; [ By-law: 475-2023 ]



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 251-2022 ]

(464) Exception CR 464

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted: **retail store, personal service shop, financial institution**, office if it is a business or professional office, and **dwelling unit**;
- (B) A **dwelling unit** is permitted if it is located in a **duplex, fourplex, detached house**, semi-detached, or **townhouse**;
- (C) The permitted maximum **gross floor area**, not including the area of any **basements in residential buildings**, is the greater of:
  - (i) 70% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (D) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

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

(465) Exception CR 465

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

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** excluding the **basement** area is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Guildwood Parkway or 3.0 metres from a **lot line** abutting Guildwood Parkway; and
  - (ii) 3.0 metres from the **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(466) Exception CR 466

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

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **place of worship** is permitted if it complies with the specific use regulations in Section 150.50;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is 0.33 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Guildwood Parkway, or 3.0 metres from a **lot line** abutting Guildwood Parkway; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Guildwood Parkway; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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



(467) Exception CR 467

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding the **gross floor area of basements** is 0.22 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Victoria Park Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;
  - (ii) the greater of 18.0 metres from the original centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave. or St. Clair Ave. E.

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

(468) Exception CR 468

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding the **gross floor area of basements** is 0.22 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Victoria Park Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave.; and
- (C) **Amusement devices** are not permitted, except for **premises** where liquor is **lawfully** sold, if such **premises** are not licensed as a dining room or dining lounge under the Liquor Licence Act, and must comply with Section 150.58.

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

(469) Exception CR 469

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

Site Specific Provisions:

- (A) A **vehicle fuel station** and **vehicle service shop** must comply with Sections 150.92 and 150.94; [ By-law: 348-2021 ]
- (B) The permitted maximum **gross floor area**, excluding the **gross floor area of basements** is 0.22 times the area of the **lot**; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Victoria Park Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave.

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

(470) Exception CR 470

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

Site Specific Provisions:



- (A) The permitted maximum **gross floor area**, excluding mezzanine storage areas, public walkways and malls, is 2254 square metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Victoria Park Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave.

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

(471) **Exception CR 471**

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

**Site Specific Provisions:**

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres from a **lot line** abutting Victoria Park Ave., Eglinton Ave. E., Eglinton Square and Pharmacy Ave.; and
  - (ii) 9.0 metres from a **lot line** abutting any other **street** not listed in (i); and
- (B) despite the permitted maximum floor space index of all land uses on the **lot**, and the maximum floor space index value associated with the letter 'c' on the zoning by-law Map, the permitted maximum **gross floor area**, not including the area of enclosed walkways utilized only for walkway access purposes to adjoining stores or for **landscaping** purposes, mezzanine storage rooms, loading docks, public washrooms accessible from the public walkway system, and the walkways providing access to utility rooms and loading docks, is 51,100 square metres;
- (C) The maximum height of an above ground parking **structure** is 20.0 metres; and
- (D) **Parking spaces** must be provided at the rate of:
  - (i) a minimum of 4.3 **parking spaces** per 100 square metres of **gross floor area** for the first 31,870 square metres of **gross floor area** on the **lot**; and
  - (ii) a minimum of 5.7 **parking spaces** per 100 square metres of **gross floor area** for **gross floor area** in excess of 31,870 square metres on the **lot**.

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

(472) **Exception CR 472**

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

**Site Specific Provisions:**

- (A) The permitted maximum **gross floor area** is 0.25 times the area of the **lot**, excluding any floor area used for parking; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the original centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) the greater of 16.5 metres from the original centre line of Pharmacy Ave., or 3.0 metres from the **lot line** abutting Pharmacy Ave.

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

(473) **Exception CR 473**

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 2400, 2430, 2434, 2440, 2444 Yonge Street and 35 Roselawn Avenue, if the requirements of Section 5 and Schedule A of By-law 1207-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Provisions (B) to (Z) below;
- (B) For the purposes of this exception, the **lot** comprises the lands identified by heavy lines on Diagram 1 attached to By-law 1207-2022(OLT);
- (C) In addition to the uses permitted by Regulations 40.10.20.10(1) and 40.10.20.20(1), a **kenel** is a permitted use, but is restricted to a **premises** used for the boarding and training of dogs and cats and must be **ancillary** to a **retail store**;
- (D) Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 167.70 metres and elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 attached to By-law 1207-2022(OLT);
- (F) Despite Regulations 40.5.40.10(3) to (8) and Provision (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, roof drainage, lightning rods, maintenance equipment storage, chimneys, and vents may project above the height limits to a maximum of 3.0 metres;
  - (ii) elevator shafts and overruns may project above the height limits to a maximum of 4.8 metres;
  - (iii) architectural features, light fixtures, swimming pools and parapets may project above the height limits to a maximum of 2.0 metres;
  - (iv) **building** maintenance units and window washing equipment may project above the height limits to a maximum of 3.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 3.0 metres; and
  - (vi) trellises, pergolas, awnings and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 4.0 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** for residential and non-residential uses is 48,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for non-residential uses is 6,200 square metres; and
  - (ii) the permitted maximum **gross floor area** for each individual **retail store**, is 3,500 square metres;
- (H) Despite Regulations 40.5.40.40(3) and 800.50(320), the calculation of **gross floor area** does not include the areas occupied by any non-structural architectural grid system or ornamental features that are attached to and project from the **main wall** of a **building**, or any areas that are partially enclosed by such features;
- (I) Regulations 40.10.20.100(1), (33) and 150.100.30.1(2), with respect to the size and location of an **eating establishment** or **take-out eating establishment**, do not apply;
- (J) Regulation 40.10.20.100(1), with respect to the size and location of a **recreation use** for the purposes of a fitness, exercise or health club, does not apply;
- (K) Regulation 40.10.20.100(5), with respect to the size of a beverage manufacturing use within a **retail store**, does not apply;
- (L) Regulation 40.10.20.100(21), with respect to the size and location of an **outdoor patio**, does not apply;
- (M) Despite Regulation 40.10.40.1(1), the residential use portions of a **mixed-use building** may be located on the same floor as the non-residential use portions or below the non-residential use portions, provided that no **dwelling units** are on the **first floor**.
- (N) Regulation 40.10.40.1(6), with respect to pedestrian access and location of entrances, does not apply;
- (O) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 attached to By-law 1207-2022(OLT);



- (P) Despite Clause 40.10.40.60 and Provision (O) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
- (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, architectural elements, patios, decks, swimming pools, pillars, trellises, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, and underground garage ramps and associated **structures**, to a maximum of 1.0 metre;
  - (ii) awnings and canopies, to a maximum of 2.5 metres; and
  - (iii) balconies, which may extend to a maximum of 3.0 metres;
- (Q) Despite Regulation 40.5.40.60(1), an awning, canopy or similar **structure** may be located more than 5.0 metres above the elevation of the ground directly below it;
- (R) Despite Regulation 40.10.40.80(2), the minimum required separation of **main walls** are as shown in metres on Diagram 3 attached to By-law 1207-2022(OLT);
- (S) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:
- (i) a minimum of 190 **parking spaces** for residents of the **mixed-use building**;
  - (ii) a minimum of 62 **parking spaces** for residential visitors of the **mixed-use building** which may be shared on a non-exclusive basis with non- residential uses.
  - (iii) no **parking spaces** are required for non-residential uses;
- (T) Up to a maximum of 3 "car-share **parking spaces**" may be provided on the lands, and for each "car-share **parking space**" provided, the minimum number of **parking spaces** for residents required pursuant Regulation 200.5.10.1(1) and Table 200.5.10.1 may be reduced by four (4) **parking spaces**;
- (i) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** that are owner 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** or short term rental, including hourly rental;
  - (ii) "car-share **parking space**" means a **parking space** exclusively reserved and signed for a car used only for "car-share" purposes;
- (U) Despite Regulation 200.15.10(1), 8 accessible **parking spaces** must be provided and maintained on the **lot**;
- (V) Despite Regulations 200.15.1(1), (3) and By-law 579-2017, accessible **parking spaces** must be provided as follows;
- (i) Accessible **parking spaces** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.9 metres; and
    - (c) vertical clearance of 2.1 metres
  - (ii) Despite Provision (V)(i) above, the minimum required width of 3.9 metres may be reduced to 3.4 metres provided that an accessible barrier-free aisle or path measuring 1.5 metres in width is provided along a side of the **parking space** for its entire length;
- (W) Despite Regulation 200.15.1(4), accessible **parking spaces** may be located anywhere in the underground **parking garage**;
- (X) Despite Regulation 230.5.1.10(7), if a **building** has uses, other than **dwelling units**, for which a "long-term" **bicycle parking space** is required, a minimum total of 1 shower and change facility must be provided and maintained on the **lot** for each gender;
- (Y) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) Regulation 230.40.1.20(2) with respect to the location of a "short-term" **bicycle parking space** relative to a **building** entrance, does not apply;
  - (ii) Despite Regulation 230.5.1.10(4)(A) and (B), a **bicycle parking space** must have a minimum width of 0.45 metres;



- (iii) Despite Regulation 230.5.1.10(9)(B), "long-term" **bicycle parking spaces** for **dwelling units** may be located anywhere above or below ground in the **building**;
- (iv) Regulation 230.5.1.10(9)(A)(iii) and (B)(iii), with respect to the location of a "long-term" **bicycle parking space**, does not apply;
- (v) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be provided in any combination of vertical, horizontal or stacked positions;
- (Z) Despite any existing or future severance, partition or division of the lands outlined by heavy lines on Diagram 1 attached to By-law 1207-2022(OLT), the provisions of By-law 1207-2022(OLT) will apply to the entire lands as if no severance, partition or division occurred.

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

(474) Exception CR 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) Regulations 40.10.30.40(1), 40.10.40.1(2), 40.10.40.10 (3) and (5), 40.10.40.70(3), 40.10.50.10(1) and 40.10.50.10(3) do not apply to a **transportation use**;
- (B) Despite Regulation 40.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0 times the area of the **lot**; and
- (C) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**.

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

[ By-law: 403-2022 ]

(475) Exception CR 475

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding the **gross floor area** of **basements** is 0.33 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Victoria Park Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;
  - (ii) the greater of 18.0 metres from the original centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.; and
  - (iii) 3.0 metres from a **lot line** abutting Pitt Ave.

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

(476) Exception CR 476

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding the **gross floor area** of **basements** is 0.33 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts is the greater of 16.5 metres from the original centre line of Victoria Park Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.

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

(477) Exception CR 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 **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (i) 3.0 metres from a **lot line** that abuts Midland Ave. or McCowan Rd. and 5.0 metres if a **lot line** abuts Eglinton Ave.; or
  - (ii) 16.5 metres from the original centre line of Midland Ave. and McCowan Rd. and 23.0 metres from the original centre line of Eglinton Ave. E.;
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (C) The requirements of (A) and (B) above, do not apply to a **transportation use**;
- (D) Clauses 40.10.40.70 and 40.10.40.80 and regulations 40.10.30.40(1), 40.10.40.1(2), and 40.10.40.10(5) do not apply to a **transportation use**; and
- (E) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

[ By-law: 403-2022 ]

(478) Exception CR 478

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Kingston Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) any other **street**, 3.0 metres; and
- (B) The minimum **building setback** from a **side lot line** and a **rear lot line** is 7.5 metres; and
- (C) The maximum **gross floor area** of all **buildings** must not exceed 22% of the area of the **lot**;
- (D) The entire easterly 1.5 metres of the **lot** must be used for **soft landscaping** purposes;
- (E) On Registered Plan M-832, a split level dwelling is considered as a one- **storey** dwelling; and
- (F) On Registered Plan M-832, in order that it is clearly established when a dwelling is erected that an attached garage may or may not be erected in the future, the following restrictions apply:
  - (i) any dwelling erected without provision for a garage or carport incorporated in the construction of the main dwelling, must be erected with the main side wall on the **driveway** side of the house at least 4.5 metres from the **side lot line**;
  - (ii) the above restriction in F(i) do not apply if the dwelling is erected with a part of the main side wall on the **driveway** side of the house not more than 3.2 metres from the **side lot line** on the **driveway** side of the house; and
  - (iii) a **driveway** must be at least 2.4 metres in width.

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

(479) Exception CR 479

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
- (B) The minimum **building setback** from a **lot line** that abuts Brimley Rd. is the greater of 16.5 metres, from the centre line of Brimley Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.; and
- (C) A **place of worship** is permitted.

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

(480) Exception CR 480



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

Site Specific Provisions:

- (A) The permitted maximum floor space index is 1.2; and
- (B) The maximum height of a **building** or **structure** is the greater of 8 **storeys** or 27 metres.

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

(481) Exception CR 481

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

Site Specific Provisions:

- (A) The permitted maximum floor space index is 1.2;
- (B) The maximum **gross floor area** for **education use** is 372.0 square metres;
- (C) The maximum height of a **building** or **structure** is the greater of 8 **storeys** or 27.0 metres; and
- (D) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; and
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply.

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

(482) Exception CR 482

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 3700.0 square metres;
- (B) The permitted maximum **gross floor area** for a second floor is 0.15 times the **gross floor area** of the **first floor**;
- (C) uses on the second floor not exceeding a **gross floor area** of 280.0 square metres are not included in the calculations for **parking space** requirements;
- (D) The minimum **building setback** from a **lot line** abutting a **street** is
  - (i) 3.0 metres for an above ground **structure**; and
  - (ii) 0.0 metres for a below ground **structure**; and
- (E) The minimum **building setback** from the north **lot line** is:
  - (i) 7.5 metres for an above ground **structure**; and
  - (ii) 0.0 metres for a below ground **structure**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 35 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 14402.

(483) Exception CR 483

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

Site Specific Provisions:



- (A) Despite Article 40.10.20, only the following uses are permitted: **vehicle fuel station, vehicle repair shop, financial institution**, office, **personal service shop, retail store, artist studio** and **performing arts studio**;
- (B) A library is permitted if it does not exceed a **gross floor area** of 1.2 times the area of the **lot**, excluding all **ancillary** storage and internal mall walkways;
- (C) The permitted maximum **gross floor area** is 1.93 times the area of the **lot**;
- (D) The **gross floor area** of a **retail store** must not exceed 0.08 times the total **building gross floor area**;
- (E) Minimum of 5.0 **parking spaces** is required per 100.0 square metres of **gross floor area** for **retail store** and **personal service shop** use;
- (F) For the purpose of calculating parking requirements, the **gross floor area** of main floor public lobbies and main floor public walkways will be excluded;
- (G) The permitted maximum height is 35.0 metres; and
- (H) The erection or use of **buildings** or **structures** is prohibited until the following services are available: Municipal water, storm and sanitary sewers.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 35 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 14402.

(484) Exception CR 484

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.34 times the area of the **lot**;
- (B) Despite (A) the permitted maximum **gross floor area** for a library is 1.2 times the area of the **lot**, excluding all **ancillary** storage and internal mall walkways;
- (C) The permitted maximum **gross floor area** for retail use is 29,450.0 square metres;
- (D) The following **gross floor area** is not included in the calculations for **parking space** requirements: enclosed pedestrian walkways, main floor public lobbies and area used for truck access;
- (E) The minimum **parking space** rate for retail use is 5.0 **parking spaces** per 100.0 square metres of **gross floor area**;
- (F) The permitted maximum height is 20.0 metres; and
- (G) The erection or use of **buildings** or **structures** is prohibited until the following services are available: Municipal water, storm and sanitary sewers.

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

(485) Exception CR 485

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding internal walkways and storage areas for occupants is 1.0 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres; and
- (C) **Parking spaces** must be provided as follows:
  - (i) a minimum of 2.6 **parking spaces** per 100.0 square metres of **gross floor area** for office use;
  - (ii) a minimum of 10.0 **parking spaces** per 100 square metres of **gross floor area** for **eating establishments** and **take-out eating establishments**;
  - (iii) a minimum of 1.3 **parking spaces** per **dwelling unit** provided as follows:
    - (a) 1.0 enclosed **parking space** per **dwelling unit** for residential use; and



- (b) 0.3 **parking spaces** per **dwelling unit** for visitor use; and
- (iv) a minimum of 3.0 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

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

(486) Exception CR 486

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

Site Specific Provisions:

- (A) Despite Article 40.10.20 only the following uses are permitted: **retail store, vehicle fuel station, and vehicle service shop**;
- (B) Despite (A) above, a **vehicle washing establishment** is also a permitted use, if:
  - (i) it is mechanical; and
  - (ii) the minimum number of **vehicle** stacking spaces leading to the entrance is 10; and
- (C) The permitted maximum **gross floor area**, not including the areas used for storage and enclosed malls used for walkway purposes, is 0.4 times the area of the **lot**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (E) The minimum **building setback** from a **side lot line** is 4.0 metres.

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

(487) Exception CR 487

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** for office use is 13,955.0 square metres;
- (B) The permitted maximum collective **gross floor area** for **retail store, eating establishment, financial institution, personal service shop, day nursery** and recreational uses is 2322.0 square metres;
- (C) The maximum number of **dwelling units** is 357;
- (D) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
- (E) The permitted maximum **building** height is:
  - (i) the greater of 12.0 **storey** or 37.0 metres for a **building** or **structure** within 30.0 metres of Markham Rd.; and
  - (ii) the greater of 18 **storeys** or 55.0 metres for the rest of the **lot**; and
- (F) A minimum 1.0 square metre of enclosed recreation floor space is required for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Performance standard number 517 of Performance Standard Chart - Schedule 'B' of former City of Scarborough zoning by-law 14402; and
- (B) Exception number 4 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 14402.

(488) Exception CR 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) Despite land use permissions for this zone, **dwelling units** are permitted if:



- (i) they are located in a **mixed use building**; and
  - (ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**;
- (B) The permitted maximum **gross floor area** is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that lawfully existed on the date of enactment of By-law 403-2022;
- (C) the total maximum **gross floor area** permitted for all uses on a **lot** may exceed 40% of the **lot area** if the maximum **gross floor area** for all non-residential uses on the **lot** does not exceed 40% of the **lot area**;
- (D) The minimum **building setback** from a **lot line** that abuts a street is:
  - (i) the greater of 23.0 metres from the centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) the 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. E.;
- (E) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use
  - (ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly** use that is a banquet hall;
  - (iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;
  - (iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;
  - (v) 1 **parking space** per each **dwelling unit**; and
  - (vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses;
- (G) The requirements of (A) to (F) above do not apply to a **transportation use**; and
- (H) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 403-2022 ]

(489) Exception CR 489

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

Site Specific Provisions:

- (A) The minimum set back of any **structure** or **building** is:
  - (i) the greater of 21.0 metres from the original centre line of Victoria Park Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave.; and
  - (iii) 7.5 metres from the **rear lot line**; and
- (B) The permitted maximum floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

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

(490) Exception CR 490

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

Site Specific Provisions:

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



- (i) the greater of 21.0 metres from the original centre line of Victoria Park Ave. and Sheppard Ave. E., or 3.0 metres from a **lot line** abutting Victoria Park Ave. and Sheppard Ave. E.;
- (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave. or Sheppard Ave. E.; and

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

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

(491) Exception CR 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 permitted maximum **gross floor area** is 40% of the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 16.5 metres from the original centre line of Midland Ave.;
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. or Midland Ave.;
- (C) The minimum **building setback** is 7.5 metres from a **rear lot line**;
- (D) The requirements of (A), (B) and (C) above, do not apply to a **transportation use**;
- (E) Clause 40.10.40.70 and regulations 40.10.30.40(1), 40.10.40.1(2), and 40.10.40.10(3) and (5) do not apply to a **transportation use**;
- (F) Regulation 40.10.30.20(1) does not apply to a **transportation use**; and
- (G) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

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

[ By-law: 403-2022 ]

(492) Exception CR 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 105 Sheppard Avenue East, 24 and 26 Leona Drive, as shown on Diagram 1 of By-law 479-2022, a **mixed use building** may be constructed in compliance with Sections (B) to (M) below;
- (B) Despite Regulations 40.10.40.40(1), the permitted maximum **gross floor area** is 4,374 square metres, of which:
  - (i) The permitted minimum **gross floor area** for non-residential uses is 114 square metres;
- (C) The maximum number of **dwelling units** permitted is 58, in which 15 percent of the total units will be 2-bedroom units and 10 percent of the total units will be 3-bedrooms;
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 170.77 metres and elevation and the highest point of the **building**;
- (E) Despite Regulation 40.10.40.10 (4) and (7), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres, and the permitted maximum number of **storeys** in a **building** is the number following the "ST" symbol in metres and the number following the "ST" symbol shown on Diagram 6 attached to this By-law 479-2022;
- (F) Despite Regulations 40.5.40.10 (3), and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) **green roof**, landscape elements (including **green roofs**) decorative or architectural features up to 3 metres;



- (G) Despite Regulation 40.5.40.10(5), the total area of all equipment, **structures** or parts of a **building** may cover no more than 85 percent of the area of the roof;
- (H) Despite Regulation 40.10.40.70 (2) (E), the required minimum **building setbacks** in metres are as shown on Diagram 6 attached to By-law 479-2022;
- (I) Despite Regulations 40.5.40.60(1), 40.10.40.60(2), and (H) above, the following **building elements** and **structure** may encroach into a required minimum **building setbacks**:
  - (i) landscape elements (including **green roofs**) decorative or architectural features) up to 3.0 metres;
- (J) Despite Regulation 40.10.40.70 (2) (F), a **building** or **structure**, may not penetrate a 45-degree **angular plane** projected at a height of 10.5 metres above the average elevation of the ground along the **rear** (south) **lot line** and measured 7.5 metres from the **rear** (south) **lot line**. For the purposes of this by-law, the average grade along the **rear lot line** is a geodetic height of 172.19 metres;
- (K) Despite Regulation 40.10.40.10 (5), the required minimum height of the first **storey** is measured between the floor of the first **storey** and the floor of the second **storey**;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum of 0.6 **parking spaces** per bachelor **dwelling unit**;
  - (ii) a minimum of 0.7 **parking spaces** per one bedroom **dwelling unit**;
  - (iii) a minimum of 0.9 **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 visitor **parking spaces** per dwelling unit; and
- (M) Despite Clause 220.5.10.1, a minimum of one Type G **loading space** must be provided and maintained on the **lot**.

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

**(493) (493) Exception CR 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) On 245-285 Queen Street East, 348-412 Richmond Street East, 88-116 Ontario Street and 8-12 Brigden Place, if the requirements of Section 6 and Schedule A of By-law 227-2023(OLT) are complied with, a **building, structure**, addition or enlargement may be constructed, used or enlarged in compliance with (B) to (DD) below;
- (B) For the purposes of this this exception:
  - (i) "Building A" means the **building** identified as "Building A" on Diagram 4 of By-law 227-2023(OLT);
  - (ii) "Building B" means the **building** identified as "Building B" on Diagram 4 of By-law 227-2023(OLT); and
  - (iii) "Building C" means the **building** identified as "Building C" on Diagram 4 of By-law 227-2023(OLT);
- (C) Of the total number of **dwelling units** provided in "Building A":
  - (i) A minimum of 40 percent of the **dwelling units** must contain at least two bedrooms; and
  - (ii) A minimum of 10 percent of the **dwelling units** must contain at least three bedrooms;
- (D) Of the total number of **dwelling units** provided in "Building B" and "Building C":
  - (i) A minimum of 40 percent of the **dwelling units** must contain at least two bedrooms;
  - (ii) A minimum of 10 percent of the **dwelling units** must contain at least three bedrooms; and
  - (iii) "Building B" must contain at least 45 percent and not more than 55 percent of the total number of **dwelling units** required by (D)(i) and (ii) above.
- (E) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 84.80 and the highest point of the **building** or **structure**;



- (F) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building or structure**, including mechanical equipment, is the number, in metres, following the symbol "HT" as shown on Diagram 3 of By-law 227-2023(OLT);
- (G) Despite Regulation 40.10.40.10(7)(B), the permitted maximum number of **storeys** in a **building** is the number following the symbol "ST" as shown on Diagram 3 of By-law 227-2023(OLT);
- (H) For the purposes of this exception, a mechanical penthouse level or a mezzanine level is not a **storey**;
- (I) Despite (F) above and Regulations 40.5.40.10(3) to (8), the following elements may project above the permitted maximum height:
  - (i) Skylights, roof access hatch and terraces, to a maximum of 0.9 metres;
  - (ii) Architectural features, parapets, railings, dividers and privacy screens, to a maximum of 1.8 metres;
  - (iii) Wind screens, wind mitigation structures and trellises, canopies, awnings and/or other similar shade devices and associated structures, outdoor **amenity space** elements including outdoor kitchens to a maximum of 3.0 metres;
  - (iv) Elevator overruns, stairs, stair enclosures, vents, stacks, flues, chimneys and associated enclosures to a maximum of 0.9 metres; and
  - (v) Window washing equipment to a maximum of 10.5 metres.
- (J) Regulation 40.10.40.10(5), with respect to the minimum height of the first **storey**, does not apply;
- (K) Regulation 40.10.40.1(1), with respect to the location of **dwelling units** in a **mixed use building**, does not apply;
- (L) In "Building A" and "Building C", a **dwelling unit** containing a **home occupation** use must be located above non-residential uses;
- (M) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 138,992 square metres, of which:
  - (i) The permitted maximum **gross floor area** for residential uses in "Building A" is 34,760 square metres;
  - (ii) The permitted maximum **gross floor area** for residential uses in "Building B" and "Building C" combined is 64,281 square metres;
  - (iii) The permitted maximum combined **gross floor area** for a **financial institution, eating establishment, entertainment place of assembly, retail service or retail store** in "Building A" is 2,800 square metres;
  - (iv) The permitted maximum combined **gross floor area** for a **financial institution, eating establishment, entertainment place of assembly, retail service or retail store** in "Building B" and "Building C" combined is 7,446 square metres;
  - (v) The permitted maximum **gross floor area** for a **hotel** in "Building A", "Building B", and "Building C" combined is 19,705 square metres;
  - (vi) The required minimum **gross floor area** for a medical office or office use in "Building A" is 5,000 square metres
  - (vii) The required minimum **gross floor area** for a medical office or office use in "Building B" and "Building C" combined is 5,000 square metres
- (N) The permitted maximum **interior floor area** of each individual **retail store** above the first **storey** is 3,500 square metres;
- (O) Despite Regulation 40.10.40.50(1), **amenity space** must be provided in each of "Building A", "Building B" and "Building C" as follows:
  - (i) At least 2.0 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) At least 1.7 square metres of outdoor **amenity space** per **dwelling unit**, of which a minimum of 40 square metres must be provided in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) No more than 40 percent of the outdoor component may be a **green roof**;
- (P) Despite Regulation 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and separation distances are shown in metres on Diagram 3 of By-law 227-2023(OLT);



- (Q) Despite (P) above, Regulation 40.5.40.70(1) and Clause 40.10.40.60, the following **building** elements may encroach into a required **building setbacks** and separation distances as follows:
- (i) Architectural features and parapets, cornices, piers, eaves, pre-cast elements, roof overhangs, mouldings, sills, scuppers, rain water leaders, lighting fixtures and bay windows to a maximum of 0.9 metres;
  - (ii) Balconies, guard rails and window washing equipment, to a maximum of 1.5 metres;
  - (iii) Doors to a maximum of 1.0 metres;
  - (iv) Retaining walls, stairs and ventilation shafts, to a maximum of 2.5 metres; and
  - (v) Decks, porches, canopies and awnings, stoops, trellises, privacy screens, awnings and/ or other similar shade devices and their associated structural elements, utility meters and associated enclosures, railings, vents, and wind mitigation **structures** to a maximum of 4.0 metres.
- (R) Despite Regulation 40.10.100.10(1)(A), **vehicle** access must be from a lane or from Ontario Street;
- (S) Despite Regulation 40.10.100.10(1)(C), 3 **vehicle** accesses to the lot are permitted;
- (T) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided on the lot for "Building A" in accordance with the following rates:
- (i) a minimum of 0.2 **parking spaces** for each **dwelling unit** for residential occupants;
  - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** for residential visitors;
  - (iii) a minimum of 1.0 **parking spaces** for each 100 square metres of **gross floor area** used for non-residential uses;
  - (iv) despite (iii) above, a minimum of 0.2 **parking spaces** for each 100 square metres of gross floor area used for a hotel; and
  - (v) despite (iii) and (iv) above, a minimum of 0.35 **parking space** for each 100 square metres of **gross floor area** used for offices and for medical office;
- (U) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the lot for each of "Building B" and "Building C" in accordance with the following rates:
- (i) a minimum of 0.2 **parking spaces** for each **dwelling unit** for residential occupants;
  - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** for residential visitors;
  - (iii) a minimum of 1.0 **parking spaces** for each 100 square metres of **gross floor area** used for non-residential uses;
  - (iv) despite (iii) above, a minimum of 0.2 **parking spaces** for each 100 square metres of **gross floor area** used for a **hotel**; and
  - (v) despite (iii) and (iv) above, a minimum of 0.35 **parking space** for each 100 square metres of **gross floor area** used for office and for medical office;
- (V) The **parking spaces** required for non-residential uses and for residential visitors may operate as **public parking** on a non-exclusive basis;
- (W) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, "Car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) four multiplied by (total number of **dwelling units** divided by 60), rounded down to the nearest whole number;
- (X) For the purposes of this exception, a "car-share parking space" shall mean a **parking space** that is reserved and actively used for "car-sharing", including by non-residents. "Car-sharing" shall mean the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit carsharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be non-refundable;



- (Y) Regulation 200.5.1.10(12)(C), with respect to the required distance between the **vehicle** entrance and exit to the **building** and the **lot** line abutting the **street**, does not apply;
- (Z) Regulation 200.15.1(4), with respect to the location of accessible **parking spaces**, does not apply;
- (AA) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided the minimum width for each **bicycle parking space** is 0.45 metres;
- (BB) Despite Regulation 230.5.1.10(6), "long-term" **bicycle parking spaces** must be located in a **building** and "short-term" **bicycle parking spaces** may be located in a **building**;
- (CC) Despite Regulation 150.5.20.1(6), a **home occupation** within a **dwelling unit** may have employees in the **dwelling unit** who are not the business operator; and
- (DD) Article 600.10.10, with respect to District "A" **building setbacks**, does not apply.

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

[ By-law: 227-2023(OLT) Enacted ]

(494) Exception CR 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) On 2116 Eglinton Avenue West a **building, structure**, addition or enlargement may be constructed in compliance with (B) to (O) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum total **gross floor area** is 7,600 square metres, of which:
  - (i) the permitted maximum residential **gross floor area** is 7,150 square metres; and
  - (ii) the permitted maximum non-residential **gross floor area** is 450 square metres.
- (C) Regulations 40.10.20.100(1) and (17) with respect to the permitted maximum **interior floor area** of all **eating establishments**, take-out **eating establishments** and **retail services** on a lot does not apply;
- (D) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 160.87 metres and the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" as shown on Diagram 5 of By-law 842-2022;
- (F) Despite Clause 40.5.40.10 and (E) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** height:
  - (i) **Structures** related to outdoor flooring to a maximum of 0.5 metre;
  - (ii) Mechanical penthouse, mechanical elements, covered stairs or stair enclosures and indoor **amenity space** to a maximum of 5.5 metres;
  - (iii) Elevator overruns and waste chute vents to a maximum 6.0 metres;
  - (iv) Safety railings, architectural features, parapets, window washing equipment, privacy screens, chimneys, vents, stacks, terraces, platforms, roof access hatches, lightning rods, planters, and public art features, and elements or **structures** on the roof of the **building** used for outside or open air recreation, and safety purposes to a maximum of 1.8 metres;
  - (v) Landscape features, privacy screens, wind mitigation features, to a maximum 2.75 metres; and
  - (vi) **Green roof** elements to a maximum 2.0 metres.
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.2 metres;
- (H) Regulation 40.5.40.10(5), with respect to the limits on elements for functional operation of a **building**, does not apply;
- (I) Despite Regulations 40.5.40.70(1) and 40.10.40.70(2), the required minimum **building** setbacks in metres are as shown on Diagram 5 of By-law 842-2022;
- (J) Despite Regulation 40.10.40.50(1), a building with 20 or more **dwelling units** must provide **amenity space** at the following rate:
  - (i) At least 2.6 square metres for each **dwelling unit** must be outdoor **amenity space**; and
  - (ii) At least 0.76 square metre for each **dwelling unit** must be indoor **amenity space**.



- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 0.38 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) A minimum of 0.07 residential visitor **parking spaces** for each **dwelling unit**; and
  - (iii) 0 **parking spaces** for non-residential **gross floor area**.
- (L) Despite Regulation 200.5.11.1(1), "car share **parking spaces**" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a maximum reduction of 3 **parking spaces** will be permitted for each 'car-share **parking space**';
  - (ii) for the purpose of this exception, "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit "car-sharing" organization and to use a "car-share" vehicle, a person must meet the membership requirements of the "car-sharing" organization, including the payment of a membership fee that may or may not be refundable. Cars are reserved in advance and fees for use are normally based on time and/or kilometres driven and do include use of cars on an hourly basis; and
  - (iii) for the purpose of this exception, "car-share **parking space**" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes and such "car-share" is for the use of at least the occupants of the **building**.
- (M) Despite regulations 200.5.1.10(2)(A)(iv), Electric Vehicle Infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (N) Despite Regulation 230.5.1.10(4) "short-term" **bicycle parking spaces** may have a minimum width of 0.24 metre; and
- (O) Despite Regulation 40.10.20.40(1) **dwelling units** are permitted in a **mixed-use building**.

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

(495) Exception CR 495

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

Site Specific Provisions:

- (A) In addition to the land use permissions for this zone, senior day care centres are a permitted use;
- (B) Despite land use permissions for this zone, **education use, entertainment place of assembly use and recreation use** are not permitted uses;
- (C) Office uses are permitted if:
  - (i) the maximum **gross floor area** of all office uses cannot exceed 1465 square metres; and
  - (ii) the use is only located within 35 metres of the McNicoll Ave. street line; and
- (D) Despite the permitted maximum floor space index of all land uses on the **lot**, and the maximum floor space index value associated with the letter 'r' on the Zoning By-law Map the maximum number of **dwelling units** permitted on the **lot** is 585;
- (E) A minimum of 1.0 square metre of indoor **amenity space** must be provided per **dwelling unit**;
- (F) The maximum **building** height, excluding rooftop mechanical rooms and equipment is:
  - (i) 15 **storeys** within 35 metres from the Kennedy Rd. street line and within 55 metres from the McNicoll Ave. street line; and
  - (ii) 11 **storeys** beyond 35 metres and within 60 metres from the Kennedy Rd. street line and within 55 metres from the McNicoll Ave. street line;
  - (iii) 12 **storeys** within 35 metres of the remainder of the Kennedy Rd. street line; and
  - (iv) 5 **storeys** on the remaining lands; and
- (G) The **angular plane** requirements of regulation 40.10.40.70(2)(D) do not apply;
- (H) The **rear yard setback** requirements of regulations 40.10.70.70(2)(A)(i) and 40.10.40.70(2)(A)(ii) do not apply;
- (I) A minimum of 1.4 **parking spaces** per **dwelling unit** are required on the following basis:



- (i) 1.0 **parking spaces** per **dwelling unit** to be provided for residential parking;
  - (ii) 0.2 **parking spaces** per **dwelling unit** to be provided for residential convenience parking; and
  - (iii) 0.2 **parking spaces** per **dwelling unit** to be provided for visitor parking; and
- (J) A minimum of 3 **parking spaces** per 100 square metres of **gross floor area** for a senior day care centre use is required.

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

(496) Exception CR 496

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, minus the **gross floor area** of enclosed malls used for walkway purposes, is 0.25 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Bamburgh Circle and 3.0 metres from a **lot line** abutting Bamburgh Circle;
  - (ii) the greater of 21.0 metres from the original centre line of Warden Ave. and 3.0 metres from a **lot line** abutting Warden Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Warden Ave. or Bamburgh Circle; and
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is 7.5 metres; and
- (D) Below-ground **structures** must be set back from any **lot line** that abuts a **street** a minimum distance equivalent to its full depth measured from its floor to the grade at the **street** line, but not less than 3 metres.

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

(498) Exception CR 498

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

Site Specific Provisions:

- (A) **Eating establishment** and **take-out eating establishments** must be set back a minimum of 85.0 metres from the **lot line** that abuts McNicoll Ave.;
- (B) The total permitted maximum **gross floor area** of all **retail stores**, **financial institutions**, **eating establishments**, **take-out eating establishments** and **personal service shops** cannot exceed 1715 square metres;
- (C) The total permitted maximum **gross floor area** of all **take-out eating establishments**, except bakeries and delicatessens without seating facilities, cannot exceed 465 square metres;
- (D) The permitted maximum **gross floor area** of any individual **retail store**, **personal service shop**, **eating establishment**, or **take-out eating establishment** cannot exceed 300 square metres;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (F) A minimum of 155 **parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections:

- (A) exception number 16 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 17677.

(499) Exception CR 499

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

Site Specific Provisions:



- (A) Despite the maximum floor space index value associated with the letter 'c', the **gross floor area** of all office uses combined may exceed 0.25 times the **lot area**, up to a maximum of 0.5 times the **lot area**;
- (B) The minimum set back from a **lot line** that abuts a **street** to is 3.0 metres; and
- (C) **Parking spaces** must be provided at the minimum rate of:
  - (i) 2.4 **parking spaces** per 100 square metres of **gross floor area** for office uses;
  - (ii) 7.7 **parking spaces** per 100 square metres of **gross floor area** for **place of worship** uses;
  - (iii) 12 **parking spaces** per 100 square metres of **gross floor area** for **entertainment place of assembly** uses;
  - (iv) 5 **parking spaces** per 100 square metres of **gross floor area** for **recreation uses** and **sports place of assembly** uses;
  - (v) 10.7 **parking spaces** for each 100 square metres of **gross floor area** for an **eating establishment** or **take-out eating establishment** uses; and [ By-law: 607-2015 ]
  - (vi) a minimum of 3.2 **parking spaces** for each 100 square metres of **gross floor area** for all other uses. [ By-law: 607-2015 ]

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

(500) Exception CR 500

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the centre line of Brimley Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.; and
  - (ii) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Ave. E.

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

(501) Exception CR 501

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Kingston Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.;
  - (ii) St. Clair Ave. is the greater of 16.5 metres, from the centre line of St. Clair Ave., or 3.0 metres from a **lot line** abutting St. Clair Ave.; and
  - (iii) any other **street**, 3.0 metres; and
- (B) A **place of worship** is permitted.

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

(502) Exception CR 502

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

Site Specific Provisions:



- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) St. Clair Ave. is the greater of 18.0 metres, from the centre line of St. Clair Ave., or 3.0 metres from a **lot line** abutting St. Clair Ave.; and
  - (ii) any other **street**, 3.0 metres; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (C) A **place of worship** is permitted.

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

(503) Exception CR 503

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Rd.; and
- (C) The minimum **building setback** from a **rear lot line** is 3.0 metres.

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

(504) Exception CR 504

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Kingston Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) any other **street**, 3.0 metres; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (C) An attached or detached garage may be located a minimum of 0.3 metres from a **side lot line**; and
- (D) A **place of worship** is permitted.

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

(505) Exception CR 505

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Kingston Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) any other **street**, 3.0 metres; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (C) A **place of worship** is permitted.

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



(506) Exception CR 506

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Kingston Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) any other **street**, 3.0 metres; and
- (B) The minimum **building setback** from a **rear lot line** is 3.0 metres; and
- (C) The maximum **gross floor area** of all **building** excluding **basement** must not exceed 40% of the area of the **lot**;
- (D) A **place of worship** is permitted.

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

(507) Exception CR 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 **gross floor area** of all **buildings**, excluding any **basements** is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the original centre line of Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;
  - (ii) the greater of 16.5 metres from the original centre line of McCowan Rd. or 3.0 metres from a **lot line** abutting McCowan Rd.; and
  - (iii) 3.0 metres from the **lot line** abutting any other **street**;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

[ By-law: 403-2022 ]

(508) Exception CR 508

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Kingston Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) any other **street**, 3.0 metres; and
- (B) The minimum **building setback** from a **rear lot line** is 3.0 metres;
- (C) A minimum 3.0 metre wide strip of lands must be located along the entire portion of a **lot line** that abuts a **lot** in the residential zone category and it must be used for **soft landscaping**; and
- (D) A **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(509) Exception CR 509

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 6150 and 6160 Yonge Street, 9 and 11 Pleasant Avenue, and 18 Goulding Avenue as identified on Diagram 1 of By-law 1037-2022, if the requirements of By-law 1037-2022 are complied with, a **building or structure** may be constructed, used, or enlarged in compliance with (B) to (V) below;
- (B) In addition to the elements that reduce **gross floor area** listed in Regulation 40.5.40.40(3), the following elements also reduce the **gross floor area** of a **building**:
  - (i) **Transportation use**, related facilities, and any areas occupied by any non- structural architectural or ornamental features that are attached to and project from the **main wall** of a **building**, or any areas that are partially enclosed by such features, associated with **transportation use** in the **building**.
- (C) Despite Regulations 40.10.20.100(55), 40.10.40.70 (3) and 40.10.40.80(2), the portion of a **building** or **structure** used for a public **transportation use** is not subject to required **building setbacks** and required separation of **main walls**;
- (D) Despite Regulations 40.10.40.40(1) the permitted maximum **gross floor area** of all **buildings** and **structures** is 46,000 square metres;
- (E) The total number of **dwelling units** must not exceed 578 subject to the following:
  - (i) a minimum of 30 percent of the total number of **dwelling units** must have two or more bedrooms; and
  - (ii) if the calculation of the number of required **dwelling units** with two or more bedrooms results in a number with a fraction, the number will be rounded down to the nearest whole number.
- (F) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is measured from the Canadian Geodetic Datum elevation of 190.26 metres to the highest point of the **building** or **structure**;
- (G) Regulation 40.10.30.40(1)(A) with regards to **lot coverage**, does not apply;
- (H) Despite Regulation 40.10.40.1(1), both residential and non-residential uses are permitted on the first **storey** provided that **dwelling units** located on the first **storey** have direct access to Pleasant Avenue or Goulding Avenue;
- (I) Despite Regulations 40.10.40.10(3) and (7), the permitted maximum height of a **building or structure** is the number following the "HT" symbol in metres as shown on Diagram 5 of By-law 1037-2022;
- (J) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 3.0 metres;
- (K) Despite Regulations 40.5.40.10(3) to (8) and (I) above, a mechanical penthouse, elevator overruns, parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs and stair enclosures, roof drainage, window washing equipment, lightning rods, architectural features, **landscaping** and elements of a **green roof** may project above the permitted maximum height shown on Diagram 5 of By-law 1037-2022 by a maximum of 7.5 metres;
- (L) Despite Regulations 40.10.40.70 (3) and 40.10.40.80(2) the required minimum **building setbacks** and required minimum separation of **main walls** are shown in metres on Diagram 5 of By-law 1037-2022;
- (M) Despite Clauses 40.5.40.60 and 40.10.40.60 and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as shown on Diagram 5 of By-law 1037-2022 as follows:
  - (i) Canopies, balconies, eaves, **building** cornices, light fixtures, ornamental and architectural elements, parapets, railings, planters, trellises, window sills, underground garage ramps, landscape and public art features by a maximum of 2 metres.
- (N) Despite Regulation 40.10.50.10(3), a 1.5-metre wide strip of **landscaping** or **soft landscaping** must be provided along any **lot line** abutting a **lot** in the Residential Zone Category;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 0.42 **parking spaces** for each **dwelling unit** must be provided for residents;
  - (ii) A minimum of 0.10 **parking spaces** for each **dwelling unit** must be provided for residential visitors;
  - (iii) No **parking spaces** are required for non-residential uses;



- (iv) **Parking spaces** required by (ii) above may be provided for the shared use of non-residential uses and residential visitors on a non-exclusive basis as **public parking**; and
- (v) A minimum of 2 **parking spaces** must be provided as "car-share parking spaces".
- (P) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) A reduction of 4 resident **parking spaces** will be permitted for each "car-share parking space" provided that the maximum reduction permitted shall be 16 resident **parking spaces**;
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the building for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
- (Q) Despite Regulation 200.15.1(1)(B), an accessible **parking space** must have a minimum width of 3.4 metres;
- (R) Regulation 200.15.10.5 as it relates to effective **parking spaces** does not apply;
- (S) Regulation 200.15.10.10 as it relates to parking rate – accessible **parking spaces** does not apply;
- (T) Despite Regulations 220.5.10.1(2) and (3), **loading spaces** must be provided and maintained as follows:
  - (i) one type "G" **loading space**;
  - (ii) one type "C" **loading space**; and
  - (iii) no **loading space** is required for non-residential uses.
- (U) Despite Regulation 230.5.1.10(9), "long term" **bicycle parking spaces** may be located anywhere within the **building**; and
- (V) Despite Regulation 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located anywhere outside of the **building** on the **lot** and anywhere within the first **storey** of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1037-2022 ]

(510) Exception CR 510

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts:
  - (i) Kingston Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) any other **street**, 3.0 metres; and
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(511) Exception CR 511

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) The maximum number of **dwelling units** permitted is 2;



- (E) A **vehicle fuel station** and a **vehicle** service station are not permitted; and
- (F) An attached or detached garage may be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(512) Exception CR 512

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and
- (B) The minimum **building setback** from a **rear lot line** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(513) Exception CR 513

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, one **dwelling unit** is permitted on part of **Lot 15**, Plan M-475 and part of **Lot 1**, Plan 2347 if:
  - (i) it is located in a **mixed use building**;
  - (ii) it is located on or above the second **storey**; and
  - (iii) it is located in a **building** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 70% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **rear lot line** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(514) Exception CR 514

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **vehicle fuel stations**, and **vehicle service shops** are not permitted uses;
- (B) Despite land use permissions for this zone, a **dwelling unit** is permitted if:
  - (i) the maximum number of **dwelling units** permitted is seven;
  - (ii) all **dwelling units** are located in a **mixed use building**; and
  - (iii) all **dwelling units** are located on or above the second **storey**; and
- (C) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 70% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(515) Exception CR 515

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) Despite land use permissions for this zone, **amusement arcades**, and **ancillary amusement devices** are not permitted;
- (B) Despite land use permissions for this zone, the only uses permitted are: office, **financial institution**, **retail store**, **retail service**, **education use**, **personal service shop**, **eating establishment**, and **take-out eating establishment**;
- (C) An office is permitted if it is a professional, business or administrative office;
- (D) The total **gross floor area** for office uses is the greater of:
  - (i) 100% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (E) The total **gross floor area** for all permitted uses other than office, cannot exceed 10% of the total **gross floor area** built on a **lot**;
- (F) Despite (E) above, a total of 350 square metres of **gross floor area** for permitted uses other than office may be built before any office uses are built;
- (G) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (H) **Parking spaces** must be provided at a minimum rate of:
  - (i) 10.8 **parking spaces** per 100 square metres of **gross floor area** for an **eating establishment** use; and
  - (ii) 2.4 **parking spaces** per 100 square metres of **gross floor area** for all other uses; and
- (I) Despite 200.5.1.10, if on the date of enactment of this By-law, a **lawfully** erected **building** complied with the applicable former zoning by-law for minimum **parking space** dimensions, that are less than what is required by this By-law, then the minimum **parking space** dimensions are those that **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(516) Exception CR 516

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
- (C) The maximum combined **gross floor area** for all **recreation use**, **personal service shop**, **eating establishment**, **financial institution**, and retail uses is 2000.0 square metres;
- (D) The maximum combined **gross floor area** for an **eating establishment** and **take-out eating establishment** is 330.0 square metres;
- (E) The minimum **building setback** from a **side yard lot line** is 3.0 metres;
- (F) The minimum **building setback** from a **rear yard lot line** is 14.0 metres; and
- (G) The maximum height of a **building** or **structure** on the **lot** is 16.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 31 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10076.

(517) Exception CR 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) On 3459, 3461, 3465, 3467 and 3471 Sheppard Avenue East, as shown on Diagram 1 of By-law 838-2022, if the requirements of Section 10 and Schedule A of By-law 838-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (N) below;



- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 178.5 metres and elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.30.40, the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 54 percent;
- (D) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as the non-residential use portions of the **building** provided the **dwelling units** are located to the rear of the non-residential uses on the first **storey** and have direct access to Aragon Avenue;
- (E) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 7 of by-law 838-2022;
- (F) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 7 of By-law 838-2022;
  - (i) for the purpose of this exception, elements for the functional operation of a **building**, such as mechanical equipment, air units, boilers generators, elevator equipment, tanks, and other architectural features including screen walls, parapets and architectural articulations does not constitute a **storey**;
- (G) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents may project above the height limits to a maximum of 6 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 6 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof** may project above the height limits to a maximum of 6 metres;
  - (iv) **building** maintenance units and window washing equipment may project above the height limits to a maximum of 6 metres; and
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 6 metres;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 17,819 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 17,037 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 782 square metres;
- (I) Despite Regulation 40.10.40.70 and 40.10.40.80, the required minimum **building setbacks** and above-ground distances between **main walls** are as shown in metres on Diagram 7;
- (J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.78 residential occupant **parking spaces** per **dwelling unit**;
  - (ii) a minimum of 0.16 residential visitor **parking spaces** for each **dwelling unit**; and
  - (iii) a minimum of 0.96 **parking spaces** for each 100 square metres of non-residential **gross floor area**;
- (K) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) four multiplied by (total number of dwelling units divided by 60), rounded down to the nearest whole number;



- (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
- (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a vehicle used only for "car-share" purposes;
- (L) Despite regulation 230.5.1.10(4)(A), the required minimum width of a **bicycle parking space** is:
  - (i) length of 1.8 metres;
  - (ii) width of 0.6 metres; and
  - (iii) vertical clearance of 1.9 metres;
- (M) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum width of a **stacked bicycle parking space** is:
  - (i) length of 1.8 metres;
  - (ii) width of 0.45 metres; and
  - (iii) vertical clearance of 1.25 metres;
- (N) A minimum of 15 percent of the total number of **dwelling units** on the **lot** must contain a minimum of two bedrooms and a minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 838-2022 ]

(518) Exception CR 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) On the lands municipally known in the year 2021 as 1488 Queen Street West, as shown on Diagram 1 of By-law 579-2022, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (O) below;
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy black lines as shown on Diagram 1 of By-law 579-2022;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum of 98.1 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres and the permitted maximum number of **storeys** is the number following "ST" symbol in **storeys** as shown on Diagram 3 of By-law 579-2022;
- (E) Despite Regulation (D) above and Regulations 40.5.40.10(4), (5) and (6), the following elements of a **building** may project above the permitted maximum height:
  - (i) Equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, water supply facilities, safety elements, pipes, vents, shafts, elevators, elevator machine rooms, cooling elements, and related structural, mechanical, enclosure and screening elements and parapets, to a maximum of 5.5 metres beyond the maximum permitted height in metres as shown on Diagram 3 of By-law 579-2022;
  - (ii) Any eaves, canopies, cornices, awnings, fences, and safety railings, architectural features, trellises, balustrades, window sills, window washing equipment, privacy and architectural screens, guardrails, stacks, platforms, transformer vaults, wheelchair ramps, ornamental and architectural elements, **landscaping** elements, **green roof** elements, paving and insulation, roof access hatches and planters, to a maximum of 3.0 metres beyond the maximum height in metres as shown on Diagram 3 of By-law 579-2022; and
  - (iii) **structures** on any roof used for outdoor **amenity space** or open air recreation, maintenance, safety or wind protection purposes provided such projections are limited to a maximum of 3.0 metres beyond the maximum height in metres as shown on Diagram 3 of By-law 579-2022;



- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the lot is 2,900 square metres, of which:
- (i) a maximum **gross floor area** of 2,700 square metres is permitted for residential uses; and
  - (ii) a maximum **gross floor area** of 200 square metres is permitted for non-residential uses;
- (G) In addition to the **building** elements listed in Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** may also be reduced by the area used for storage rooms above ground;
- (H) Despite Regulation 40.5.40.70(1) and 40.10.40.70(2) the required minimum **building setback** are as shown in metres on Diagram 3 of By-law 579-2022;
- (I) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (G) above, the following **building** elements and **structures** may encroach into a required **building setback**:
- (i) Cornices, lighting fixtures, ornamental features, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, windowsills, bay windows, planters, ventilation shafts, guardrails, balustrades, railings, stairs and stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies to a maximum of 2.0 metres into a required **building setback**, as shown on Diagram 3 of By-law 579-2022;
- (J) Of the total number of **dwelling units** provided on the **lot**:
- (i) a minimum of 15 percent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
- (K) Despite Regulation 40.10.40.50(1), **amenity space** will be provided and maintained on the **lot** in accordance with the following minimum requirements:
- (i) indoor residential **amenity space** will be provided at a minimum rate of 4.0 square metres per **dwelling unit**; and
  - (ii) no outdoor residential **amenity space** will be required;
- (L) Regulation 40.10.50.10(3), with respect to **landscaping** abutting a **lot** in the Residential Zone category, does not apply;
- (M) Despite Regulations 200.5.110.1(1), 900.11.10(2)(B) and Table 200.5.10.1, the required minimum number of **parking spaces** provided and maintained on the **lot** are as follows:
- (i) A minimum of 1 **parking space** must be provided for residential occupants; and
  - (ii) A minimum of 2 **parking spaces** must be provided for residential visitors;
- (N) Despite Regulation 200.15.10(1), no accessible **parking spaces** are required on the **lot**;
- (O) Regulation 40.10.90.10(1)(C), regarding the location of a **loading space**, does not apply; and
- (P) Despite 40.10.100.10(1)(C), more than one **vehicle** access is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 579-2022 Enacted ]

(519) Excepton CR 519

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 3621 Dufferin Street, as shown on Diagram 1 of By-law 835-2022, if the requirements of By-law 835-2022 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) Despite Regulation 40.10.20.10, a **Self-Storage Warehouse** is a permitted use;
- (C) Despite Regulation 40.5.40.10 (1), the height of a **building or structure** is the distance between Canadian Geodetic Datum elevation of 190.15 metres and the highest point of **the building or structure**;
- (D) Despite Regulation 40.10.40.10, (1), the permitted maximum height of a **building or structure** is the number following the "HT" symbol in metres shown on Diagram 3 of By-law 835-2022;
- (E) Despite Regulations 40.5.40.10 (4), (5), and 40.10.40.60 (5):
- (i) a ladder for maintenance purposes may project to a maximum of 11 metres; and



- (ii) a marquee may project to a maximum of 13 metres;
- (F) Regulation 40.5.40.60 (1), does not apply;
- (G) Regulation 40.10.40.1 (1), does not apply, save and except residential, offices and self-storage accesses and lobby areas shall be maintained and kept separate for each use;
- (H) Despite Regulation 40.10.40.40 (1), the permitted maximum **gross floor area** shall be 46,600 square metres, of which:
  - (i) **Self -Storage Warehouse** uses shall not exceed 50 percent of the total **Gross Floor Area** up to a maximum of 23,300 square metres, whichever is the lesser;
- (I) **Dwelling units** shall be provided as follows:
  - (i) a maximum of 160 **dwelling units** shall be permitted, of which the following shall apply:
    - (a) A minimum of 15 percent of the total number of **dwelling units** on the lot must contain two bedrooms; and
    - (b) A minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms;
- (J) Despite Regulations 40.10.40.60 (5), a marquee, ornamental, decorative or architectural element is permitted to encroach to a maximum of 0.2 metre into the **side yards**, save and except on the portion of the **building** where it is setback 0 metres to a lot line;
- (K) Despite Regulation 40.10.40.70 (2) (A) to (F), the required minimum **building** setbacks is as shown on Diagram 3;
- (L) Clause 40.10.50.10 (1) (A), shall not apply;
- (M) Despite Regulation 40.10.80.10(1), a maximum of 4 at-grade **parking spaces** may be located in the yard adjacent to the Dufferin Street frontage for the self-storage use;
- (N) Despite Article 40.10.90, Loading, a minimum of 4 **Loading Spaces** (one Type "G", one Type "A" and two Type "B") will be required and located within the **Building** or **Structure**;
- (O) Despite Regulation 200.5.10.1 (1), the minimum **parking space** rates that shall apply are as following:
  - (i) Studio: 0.7 per **dwelling unit**
  - (ii) 1 BD: 0.8 per **dwelling unit**
  - (iii) 2 BD: 0.9 per **dwelling unit**
  - (iv) 3 BD: 1.1 per **dwelling unit**
  - (v) Visitor: 0.15 per **dwelling unit**
  - (vi) Office: 1.0 per 100 square metres of GFA
  - (vii) Retail: 1.0 per 100 square metres of GFA
  - (viii) Self-Storage: 0.11 per 100 square metres of GFA
- (P) Despite Regulation 230.5.10.1 (5), a minimum of 161 **Bicycle Parking spaces** will be provided as follows:
  - (i) A minimum of 108 residential "long-term" spaces;
  - (ii) A minimum of 12 residential "short-term" spaces;
  - (iii) A minimum of 6 retail "long-term" spaces;
  - (iv) A minimum of 11 retail "short-term" spaces;
  - (v) A minimum of 12 office "long-term" spaces; and
  - (vi) A minimum of 12 office "short-term" spaces;
- (Q) Despite any severance, partition or division of the lands as shown in Diagram 3, save and except for the portion of lands denoted as the future north south street, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)

(520) Exception CR 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) On 83-97 River Street and 2-4 Labatt Avenue, as shown on Diagram 1 of By-law 122-2023(OLT), if the requirements of Section 5 and Schedule A of By-law 122-2023(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (X) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 24,000 square metres, of which:
  - (i) the required minimum **gross floor area** for non-residential uses is 250 square metres;
- (C) In addition to Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by:
  - (i) areas below-ground, except for the areas of lobbies and elevator lobby vestibules;
  - (ii) areas for architectural features or frames; and
  - (iii) all indoor **amenity space**;
- (D) Despite Regulation 40.10.40.1.(1), if a lot in the CR zone has a **mixed use building**, all residential use portions of the **building** must be located above nonresidential use portions of a **building** other than residential lobby access or a management office;
- (E) Of the total number of **dwelling units** provided:
  - (i) A minimum of 40 percent must be two-bedroom **dwelling units** or larger; and
  - (ii) A minimum of 10 percent must be three-bedroom **dwelling units** or larger;
- (F) The floorplate area, as measured from the exterior **main wall** of each **storey** of the **building**, above a height of 17.5 metres, must not exceed 768 square metres for each **storey**;
  - (i) for clarity, for the purpose of (F), the floorplate area does not include the areas of inset balconies, and architectural features or frames;
- (G) The required minimum height of the sixth **storey** is 4.6 metres;
- (H) Despite Regulation 40.10.40.50(1), **amenity space** must be provided and maintained on the **lot** in accordance with the following:
  - (i) A minimum of 2.5 square metres per **dwelling unit** of indoor **amenity space**;
  - (ii) A minimum of 1.4 square metres per **dwelling unit** of outdoor **amenity space**, of which at least 40.0 square metres is in a location adjoining or directly accessible to the indoor **amenity space**;
  - (iii) No more than 25 percent of the required outdoor **amenity space** may be a **green roof**;
  - (iv) The sixth **storey** of the **building** must contain at least 350 square metres of indoor **amenity space** and 520 square metres of outdoor **amenity space**; and
  - (v) for the purposes of this exception, **amenity space** may include a maximum of 1 guest suite provided:
    - (a) the guest suite does not exceed 40 square metres; and
    - (b) the guest suite does not include food preparation facilities;
- (I) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance measured from the Canadian Geodetic Datum elevation of 84.19 metres to the highest point of the **building** or **structure**;
- (J) Despite Regulations 40.5.40.70(1), 40.10.40.70(2), 40.10.40.80(2), and Article 600.10.10, the required minimum **building setbacks** and minimum distance between **main walls** for a **building** or **structure** are as shown in metres on Diagram 3 of By-law 122-2023(OLT);
- (K) Despite (J) above no portion of a **building** shall be located within "Area A" as shown on Diagram 3 of By-law 122-2023(OLT), between a height of 84.87 metres Canadian Geodetic Datum elevation, and 88.99 metres Canadian Geodetic Datum elevation;
- (L) Despite Clause 40.10.40.60, and (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as shown on Diagram 3 of By-law 122-2023(OLT) as follows:
  - (i) window sills to a maximum of 1.0 metres;



- (ii) cornices, light fixtures, ornamental elements (including mullion caps and projected metal panels), parapets, planters, vents, bollards, ventilation shafts to a maximum of 2.0 metres;
  - (iii) architectural features or frames, landscape features, pergolas, trellises, guardrails, balustrades, railings, stair enclosures, doors, wheelchair ramps, ladders, wind or acoustic screens, site servicing features, awnings and canopies to a maximum of 3.0 metres;
  - (iv) balconies, juliette balconies, associated dividers and decorative elements such as metal slab covers to a maximum of 2.0 metres; and
  - (v) window washing equipment to a maximum of 3.5 metres;
- (M) Despite Regulations 40.10.40.10(2) and (7), the permitted maximum height of a **building** or **structure** is the numerical value in metres following the symbol "HT" and the permitted maximum number of **storeys** is the numerical value following the symbol "ST" as shown on Diagram 3 of By-law 122-2023(OLT);
- (N) Regulation 40.10.40.10(5), with respect to the required minimum height of the first **storey**, does not apply;
- (O) Despite Regulations 40.5.40.10(2), (4), (6), (7), and (8), and (M) above, the following elements of a **building** may project above the permitted maximum height in Diagram 3 of By-law 122-2023(OLT):
  - (i) roof drainage, thermal insulation, roof surface materials and roof ballast which may exceed the height limits to a maximum of 1.0 metres;
  - (ii) parapets, planters, green roof elements, vents, pipes, railings, terrace or balcony guards and dividers, communication equipment and fences which may exceed the height limits to a maximum of 2.0 metres;
  - (iii) trellises, pergolas, **landscaping** features or elements, partitions, screens, ornamental elements, architectural elements, lighting fixtures, safety or wind protection screens or elements, which may exceed the height limits to a maximum of 3.5 metres;
  - (iv) mechanical penthouse, mechanical equipment and any associated support or enclosure **structure** or elements stairs, stair enclosures, elevator overruns, elevator machine rooms to a maximum of 7.5 metres; and
  - (v) flues, access roof hatch, chimneys, ladders, garbage chute projections, maintenance catwalks, window washing equipment, mechanical penthouse parapets or screens up to a maximum of 2.7 metres above the mechanical penthouse roof slab;
- (P) Regulation 40.5.40.10(5), with respect to the limits on elements for the functional operation of a **building**, does not apply;
- (Q) 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:
  - (i) a minimum of 0.2 residential occupant **parking spaces** per **dwelling unit**; and
  - (ii) a minimum of 0.05 residential visitor and non-residential **parking spaces** per **dwelling unit**, which may be provided as **public parking**, on a non-exclusive basis;
- (R) Despite Regulation 200.5.10.1(1), and (Q) above, "car share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided, up to a maximum of five "car share parking spaces", and that the maximum reduction permitted by this means be capped by application of the following formula:
    - (a) Four multiplied by (total number of **Dwelling Units** divided by 60), rounded down to the nearest whole number;
  - (ii) a minimum of two "car-share parking spaces" must be provided;
- (S) Despite Regulations 200.15.1(1) and 200.15.10(1), a minimum of 4 of the required **parking spaces** must be provided as accessible **parking spaces**, in accordance with the following:
  - (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres;
  - (iii) a minimum vertical clearance of 2.1 metres;



- (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path; and
- (v) accessible **parking spaces** must be located within 30 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (T) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 15 percent of the total **parking spaces** may be obstructed on one or two sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (U) Despite Regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** and "short-term" **bicycle parking spaces** may be located below-ground and in **stacked bicycle parking spaces**;
- (V) Despite Regulation 230.5.1.10(10) a "short-term" **bicycle parking space** may also be located in a **stacked bicycle parking space**;
- (W) For the purposes of By-law 122-2023(OLT), "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
- (X) For the purposes of By-law 122-2023(OLT), "car-share parking space" means a **parking space** that is reserved and actively used for "car-share" purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 122-2023(OLT) ]

(521) Exception CR 521

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 287 Davenport Road and 141-145 Bedford Road, if the requirements of Section 7 and Schedule A of By-law 314-2023(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (X) below;
- (B) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** running parallel to Davenport Road;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 119.28 metres and elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.1(1), within a **mixed use building**, residential use portions of a **building** may be located below or on the same **storey** as non-residential uses portions of a **building**;
- (E) Regulation 40.10.40.1(6), with respect to location of entrances when abutting a **lot** in the Residential Zone category, does not apply;
- (F) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 314-2023(OLT);
- (G) Despite Regulations 40.5.40.10(3) to (8) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) railings, guard rails, parapets, terraces, patios, planters, balustrades, bollards, stairs, ladders, ancillary **structures**, retaining walls, wheelchair ramps and ornamental or architectural features, elements of a **green roof**, landscape features, cabanas, trellises, wind mitigation features, privacy screens, terrace dividers, covered stairs or stair enclosures and fences by a maximum of 3.0 metres;
  - (ii) elements used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access ladders, maintenance equipment storage, water supply facilities, safety elements, chimneys, pipes, vents, shafts, elevators, elevator machine rooms, vents, water supply facilities cooling elements, and related structural, mechanical, enclosure and screening elements by a maximum of 2.0 metres; and
  - (iii) for the level of the **building** with a maximum height of 53.5 metres, the equipment and **structures** permitted in (ii) above, may only be located within the area labelled as "MPH" on Diagram 3 of By-law 314-2023(OLT);



- (H) Regulations 40.5.40.10(5) and 40.5.40.10(8), with respect to the functional operation of a **building**, do not apply;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** for residential and non-residential uses is 12,900 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 12,600 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 300 square metres;
- (J) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 314-2023(OLT);
- (K) Despite (J) above and Regulations 40.10.40.60(1), 40.10.40.60(2), and 40.10.40.60(9), and in addition to Regulations 40.10.40.60(3), 40.10.40.60(5), 40.10.40.60(6), 40.10.40.60(7), 40.10.40.60(8) the following elements of a **building** or **structure** may also encroach into the required **building setbacks** as shown on Diagram 3 of By-law 314-2023(OLT) as follows:
  - (i) roof overhangs, balustrades, canopies, chimneys, vents, pipes cornices, eaves, guardrails, parapets, landscape and **green roof** elements, waste storage and **loading space** enclosures, lighting fixtures, ornamental and masonry elements, public art features, railings, window washing equipment, terraces, decorative architectural features, privacy screens, stair enclosures, stairs, trellises, underground garage ramps, vents, wheelchair ramps, wind mitigation features and windowsills, to a maximum extent of 2.0 metres; and
  - (ii) balconies, to a maximum extent of 2.35 metres;
- (L) Regulation 40.10.40.80(2), with respect to the minimum separation of the **main walls** of a **building**, does not apply;
- (M) Regulation 40.10.50.10(2), with respect to fence requirements if abutting a **lot** in the Residential category, does not apply;
- (N) Regulations 40.10.50.10(1)(A) and 40.10.50.10(3), with respect to **landscaping** requirements if abutting a **lot** in the Residential Zone category, does not apply;
- (O) Despite Regulation 40.10.90.40(1)(B), access to a **loading space** may be provided from Davenport Road;
- (P) Despite Regulation 40.10.100.10(1)(B), **vehicle** access to the **lot**, may be provided from Davenport Road;
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following requirements:
  - (i) a minimum of 1.0 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.8 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 1.0 **parking spaces** for each three bedroom **dwelling unit**;
  - (v) a minimum of 0.1 **parking spaces** for each **dwelling unit** for residential visitors, which may be shared on a non-exclusive basis with non-residential uses; and
  - (vi) a minimum of 1 **parking spaces** for each 100 square metres of non-residential **gross floor area** for non-residential uses;
- (R) Regulations 200.5.10.1(1) and 200.5.10.1(2) and Table 200.5.10.1, with respect to maximum **parking space** rates, do not apply;
- (S) Despite Regulation 200.5.1.10(2), a maximum of 5 percent of the total number of **parking spaces** may have a minimum width of 2.6 metres, despite being obstructed as described in Regulation 200.5.1.10(2)(D);
- (T) Despite Regulation 200.5.1.10(2)(D), electric **vehicle** infrastructure, including electrical **vehicle** charging equipment, does not constitute an obstruction to a **parking space** subject to the equipment being located in the same **parking space** as the **vehicle** to be charged;
- (U) Despite Regulations 200.15.1(1) to (4), 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 5.4 metres;



- (b) width of 3.4 metres; and
- (c) vertical clearance of 2.1 metres; and
- (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 and Diagram 2 of By-law 579-2017;
- (iii) accessible **parking spaces** must be located within 24 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (V) Despite Clause 230.40.1.20, "short-term" **bicycle parking spaces** may be located more than 30.0 metres from a pedestrian entrance to the **building**;
- (W) A minimum of 55 percent of the total number of **dwelling units** on the **lot** must contain a minimum of two bedrooms and a minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms;
- (X) If the calculation of the number of required **dwelling units** with two or three bedrooms in (W) above results in a number with a fraction, the number will be rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 314-2021(OLT) ]

(522) Exception CR 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 717, 719, 723 and 733 Mount Pleasant Road, as shown on Diagram 1 of By-law 1189-2022(OLT), if the requirements of Section 6 and Schedule A of By-law 1189-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (GG) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 158.2 metres and elevation of the highest point of the **building** or **structure**;
- (C) Regulations 40.10.20.100(8) and (9), with respect to location of and access to **public parking** on the **lot** do not apply;
- (D) Regulations 40.10.20.100(1) and (17), with respect to the permitted maximum **interior floor area** of all **eating establishments**, **take-out eating establishments** and **retail services** on the **lot** does not apply;
- (E) The required minimum depth of non-residential uses on the **first floor** is at least 8.5 metres from the interior of the **front wall**;
- (F) Despite Regulation 40.10.40.1(1), all residential use portions of a **mixed-use building** must be located above the non-residential use portions of the **building**, except for the following:
  - (i) residential lobby access and **ancillary** uses;
  - (ii) rental office and **ancillary** uses;
  - (iii) service rooms;
- (G) Despite Regulation 40.10.40.1(6), secondary residential entrances are permitted within 12.0 metres of a **lot** in the Residential Zone category;
- (H) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value in metres following the letters "HT" as shown on Diagram 3 of By-law 1189-2022(OLT);
- (I) Despite Regulations 40.5.40.10(3) to (8), and Provision (H) above, the following equipment and **structures** may project beyond the permitted maximum heights shown on Diagram 3 of By-law 1189-2022(OLT) as follows:
  - (i) equipment used for the functional operation of a **building** including electrical, utility, mechanical and ventilation equipment, maintenance equipment storage, elevator shafts, to a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) of Provision (I), inclusive of a mechanical penthouse, to a maximum of 6.0 metres;



- (iii) **building** maintenance units and window washing equipment, to a maximum of 3.0 metres;
  - (iv) renewable energy equipment, provided that the area of such equipment covers no more than 30% of the roof area, measured horizontally, to a maximum of 3.0 metres;
  - (v) planters, **landscaping** features, terraces, light fixtures, and elements of a **green roof**, to a maximum of 3.0 metres;
  - (vi) architectural features, such as a pilaster, sills, parapets, balustrades, eaves, and roof drainage, enclosed stairwells, roof access, chimneys, and vents, to a maximum of 3.0 metres;
  - (vii) guard rails, and divider screens on a balcony and/or terrace, to a maximum of 3.0 metres;
  - (viii) trellises, pergolas, awnings and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, to a maximum of 4.0 metres; and
  - (ix) vents, lightning rods, elements of a **green roof**, and **building** maintenance units and window washing equipment, may project beyond the permitted height limit for the mechanical penthouse as set out in (ii) of Provision (I), to a maximum of 3.0 metres;
- (J) Despite Clause 40.5.40.40, in a Commercial Zone category, the **gross floor area** of a **building** or **mixed-use building**, or portions thereof, is also reduced by the area in the **building** used for an enclosed or partially enclosed **driveway** located on a level at **established grade** or at any elevation of the ground;
- (K) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 17,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 17,200 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 500 square metres;
- (L) A **building** containing more than 80 **dwelling units**, must be in accordance with the following:
- (i) A minimum of 15 percent of the total number of **dwelling units** must have two bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) An additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (iv) **Dwelling units**, as described in (iii) of Provision (L), may be converted using accessible or adaptable design measures such as knock-out panels;
- (M) Despite Regulations 40.10.40.70(2) and 40.5.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1189- 2022(OLT);
- (N) Despite Clause 40.10.40.60 and Provision (M) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) balconies and associated fixtures and **structures**, to a maximum of 2.0 metres;
  - (ii) in addition to (i) of Provision (N), on the east **main walls** of **building** portions above a height of 22.5 metres in accordance with Provision (B), a maximum of 3 balconies are permitted on each **storey**;
  - (iii) despite (i) of Provision (N), at or above a height of 22.5 metres in accordance with Provision (B), balconies shall not be within the areas labelled "Balcony restricted areas" on Diagram 4 of By-law 1189-2022(OLT); and
  - (iv) cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, pillars, trellises, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated structures, maintenance access holes and sampling ports, to a maximum of 1.5 metres;
- (O) Despite Regulation 40.5.40.60(1), an awning, canopy or similar **structure** may be located more than 5.0 metres above the elevation of the ground directly below it;
- (P) Regulations 40.10.50.10(2) and (3) with respect to **landscaping** requirements if abutting the Residential Zone category do not apply;
- (Q) Despite Regulation 40.10.80.10(1) outdoor surface **parking spaces** are not permitted in the portion of the **front yard**, that abuts a **front lot line** or portion thereof that is adjacent to Mount Pleasant Road;



- (R) Regulations 40.10.90.40(1)(A) and 40.10.100.10(A), with respect to access to **parking and loading spaces**, do not apply;
- (S) Despite Regulation 40.10.100.10(1)(C), two **vehicle** accesses are permitted;
- (T) Despite Exception 900.11.10(2), Regulation 200.5.10.1(1), and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.27 **parking spaces** per **dwelling unit** for the use of the residents; and
  - (ii) A minimum of 0.1 **parking spaces** per **dwelling unit** for the shared use of residential visitors and non-residential uses in a **building**;
- (U) Despite the Regulation 200.5.1.10(2), a maximum of 3 **parking spaces** may have a minimum length of 5.4 metres and a minimum width of 2.5 metres;
- (V) Despite Regulation 200.5.1.10(2), equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
  - (i) being within 0.25 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or
  - (ii) being at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (W) Regulation 200.5.1.10(2)(A)(iv), with respect to the minimum width of **parking spaces** when obstructed on one or both sides, as described in Regulation 200.5.1.10(2)(D), does not apply;
- (X) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to a **building** must be at least 3.2 metres from the **lot line** abutting Mount Pleasant Road;
- (Y) 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;
- (Z) Despite Regulation 200.15.1(3), an accessible barrier-free aisle or path of 1.5 metres in width is required along the entire length of one side of an accessible **parking space** and such aisle or path may be shared by two accessible **parking spaces**;
- (AA) Despite Regulation 200.15.1(4), the nearest point of an accessible **parking space**, where such a point is adjacent to a **drive aisle**, must be located along a path that is not more than 21.0 metres of a barrier free entrance to a **building** or passenger elevator that provides access to the first **storey** of a **building**. The path may include doors or overhead doors, but must not be obstructed by **parking spaces**, **bicycle parking spaces**, walls, fences, parking curbs, and other immovable **structures** or fixtures
- (BB) One Type "G" **loading space** must be provided and maintained on the **lot** having the following minimum dimensions:
  - (i) length of 13.0 metres;
  - (ii) width of 4.0 metres; and
  - (iii) vertical clearance of 6.1 metres;
- (CC) Regulations 220.5.10.1(3), (4), (5) and (8), with respect to non-residential **loading space** requirements, do not apply;
- (DD) Despite Regulations 230.5.1.10(4)(A) and (C), a **stacked bicycle parking space** shall have the following minimum dimensions
  - (i) length of 1.8 metres;
  - (ii) width of 0.4 metres; and
  - (iii) vertical clearance of 1.2 metres for each **bicycle parking space**;
- (EE) Despite Regulation 230.5.1.10(9)(B), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be located on any level below-ground, or on the first or second **storey** of a **building**;



- (FF) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be provided in any combination of vertical, horizontal or stacked positions; and
- (GG) Regulation 230.40.1.20(2) with respect to the location of a "short-term" **bicycle parking space** relative to a **building** entrance, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(523) Exception CR 523

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-law and Prevailing Sections

Site Specific Provisions:

- (A) On 770 Don Mills Road, as shown on Diagram 1 attached to By-law 551-2022, a **building, structure**, may be constructed, used or enlarged in compliance with Regulations (B) to (RR) below;
- (B) For the purposes of this exception, the **lot** is comprised of "Area A" and "Area B" as shown on Diagram 2 attached to By-law 551-2022;
- (C) Despite Regulation 5.10.30.1(1), within the lands shown on Diagram 1 attached to By-law 551-2022, no land may be used and no **building** or **structure** may be erected or used, except for below-ground **structures** and foundations, unless:
- (i) the **streets** identified as New Public **Street A** and New Public **Street B**, as shown on Diagram 2 attached to By-law 551-2022, are constructed to a minimum base curb and base asphalt or concrete and are connected to Eglinton Avenue East and Don Mills Road; and
  - (ii) all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **streets** identified as New Public **Street A** and New Public **Street B** to the **lot line**, as shown on Diagram 2 attached to By-law 551-2022, and are operational;
- (D) Pursuant to Regulation 5.10.30.20 the **lot line** abutting Eglinton Avenue East is the **front lot line**;
- (E) Despite Regulation 40.10.40.1(3), in the **lot**, a **building** with a **dwelling unit** may be located so that another **building** is between any **main wall** of the **building** and the **street** of which the **building** fronts;
- (F) Despite Regulations 40.5.40.10(1) and (2) in "Area A" as shown on Diagram 2 the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 128.00 metres and the highest point of the **building** or **structure**, and in "Area B" as shown on Diagram 2 the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 128.50 metres and the highest point of the **building** or **structure**
- (G) Despite Regulation 40.10.40.10(2), the permitted maximum height of any **building** or **structure** is the height in metres specified by the number following the "HT" symbol as shown on Diagram 7 attached to By-law 551-2022;
- (H) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** of any **building** or **structure** is the number of **storeys** specified by the following "ST" symbol as shown on Diagram 7 attached to By-law 551-2022;
- (I) Despite Regulation (F) of this By-law, and despite Regulations 40.5.40.10(4), (5), (8)(A) and (C), equipment, **structures** or parts of a **building** listed in Regulation 40.5.40.10(4) located on the roof of the tower portion of a **building** may project above the permitted maximum height for that **building** by 7.0 metres, if the total area of all equipment, **structures**, or parts on the roof of the tower portion of the **building** cover no more than as follows:
- (i) 70% of the area of the roof, measured horizontally; and
  - (ii) 100% of the area of the roof measured horizontally, if **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** are included;
- (J) **Dwelling units** must be located at or below the heights listed below:
- (i) in "Area A" as shown on Diagram 2 and "Tower 1" on Diagram 8 attached to By-law 551-2022: 115 metres
  - (ii) in "Area A" as shown on Diagram 2 and "Tower 2" on Diagram 8 attached to By-law 551-2022: 148.5 metres; and
  - (iii) in "Area B" as shown on Diagram 2 and "Tower 3" on Diagram 8 attached to By-law 551-2022: 125 metres;



- (K) An exit vestibule for a **green roof** located above a mechanical penthouse as listed in Regulation 40.5.40.10(4), may project an additional 2.5 metres above the height limits noted;
- (L) Despite regulation 40.5.40.10(6) in the **lot**, unenclosed **structures** providing safety or wind protection on the rooftop of a **building** may exceed the permitted maximum height for that **building** by 3.0 metres if the **structure** is located at or setback from the interior face of the **main wall** as shown on Diagram 7 attached to By-law 551-2022;
- (M) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage** is:
- (i) in "Area A" as shown on Diagram 2 attached to By-law 551-2022: 60 percent; and
  - (ii) in "Area B" as shown on Diagram 2 attached to By-law 551-2022: 40 percent;
- (N) The portions of a **building** or **structure** located above a height of 6 **storeys** (25 metres) must not exceed a maximum floor area of 750 square metres, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor;
- (O) Despite Regulation 40.10.40.40(1) in the **lot**, the permitted maximum **gross floor area** is 87,730 square metres;
- (P) In the **lot**, a minimum of 6,191 square metres total of non-residential **gross floor area** must be provided at project completion, over both areas combined of which a minimum **gross floor area** of 929 square metres is required for **day nursery** uses and a minimum of 5,109 square metres is required for a **public school**;
- (Q) Despite Regulation (P) of this By-law, and Regulation 40.5.40.40(3), the following additional elements reduce **gross floor area** in a **mixed use building**:
- (i) all areas located below ground;
  - (ii) all **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
  - (iii) all storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in common **building** areas and in the uses listed below;
  - (iv) all shower and change facilities;
  - (v) all indoor **amenity space**;
  - (vi) all **community centres**;
  - (vii) all space for a **non-profit organization**;
  - (viii) all **day nurseries** space;
  - (ix) all **public school** space;
  - (x) all City-owned non-residential facilities; and
  - (xi) garbage shafts;
- (R) Despite Regulation 40.10.40.1(1) the following residential use portions of the building may be located at the same level as non-residential use portions of a **building**:
- (i) Residential lobby access;
  - (ii) **Ancillary** uses such as mail room, management room, office management, and storage; and
  - (iii) Residential indoor **amenity space**;
- (S) Despite Regulation 40.10.40.50(1), in the **lot**, **amenity space** must be provided in accordance with the following:
- (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit**; and
  - (iii) no more than 25% of the outdoor component may be a **green roof** that is accessible and exclusive to occupants of the **dwelling units**;
- (T) Despite Regulation 40.10.40.60(1), a platform or balcony attached to the **main wall** with a floor level higher than the floor level of the first **storey** of the **building**:
- (i) May not be provided on the **main wall** directly above and adjacent to (within 1 metre) of the children's play area associated with a **day nursery** use;
  - (ii) Must be inset and must not be located closer to the **lot line** than the **main wall** to which it is attached;



- (a) In Area A between the second and sixth **storeys** of the **building**;
- (iii) Despite (ii) above, may project a maximum of 1.8 metres from the **main wall** to which it is attached on the tower portion of a **building** as shown on Diagram 8 attached to By-law 551-2022 in accordance with the setbacks as shown on Diagram 7 attached to By-law 551-2022;
- (U) Despite Regulations 40.10.40.70(2) and 40.10.40.80(2), the minimum required **building** setbacks and separation distance for each level of the **buildings** above finished ground level are shown on Diagram 7 attached to By-law 551-2022;
- (V) In "Area A" as shown on Diagram 2 attached to By-law 551-2022, vestibules for the purpose of a pedestrian entrance may encroach 3.0 metres into the required minimum **front yard** as shown on Diagram 7 attached to By-law 551-2022 in accordance with the following:
  - (i) the vestibules shall not exceed 25% of the **main wall** of the **building** facing a front **lot line**; and
  - (ii) the vestibules shall not exceed a height of 5.5 metres;
- (W) In addition to the permitted encroachments in Clause 40.5.40.60 and Regulation 40.10.40.60(2), in the **lot**, a canopy, awning or similar **structure** with or without structural support, providing safety or wind protection, may encroach 3.0 metres into the required minimum **building setback** that abuts a **street** or side yard;
- (X) Despite Regulation 40.10.50.10(1), in the **lot**, outdoor space must be provided as follows:
  - (i) a minimum of 330 square metres of children's play area must be provided for all **day nursery** uses; and
  - (ii) a minimum of 3,100 square metres of **public school** yard must be provided;
- (Y) Publicly-accessible open space comprising **landscaping** must be provided as follows:
  - (i) a publicly accessible pedestrian connection providing a connection between the east **lot line** of "Area A" and "New Public **Street A**" as shown on Diagram 2 attached to By-law 551-2022, with a minimum width of 5 metres must be provided in the general location of the 'pedestrian connection' identified on Diagram 7 attached to By-law 551-2022;
  - (ii) for the purposes of this By-law, a 'pedestrian connection' is a landscaped surface that forms a continuous connection from one area to another; and
  - (iii) publicly accessible spaces must be provided in the general location as identified on Diagram 7 attached to By-law 551-2022;
- (Z) Despite Regulation 150.48.50.10(1), **soft landscaping**, along all **side lot lines**, **rear lot lines** or any **lot lines** that abuts a **street** is not required for a **lot** with a **public school**;
- (AA) Despite Regulation 40.10.80.10(1), in the **lot**, **parking spaces** are not permitted to be located above ground;
- (BB) Despite Clause 40.10.90.40 and Regulation 40.10.100.10(1), all **vehicle** access and access to **loading spaces** for the **lot**, is required to be from "New Public **Street B**" as shown on Diagram 2 attached to By-law 551-2022;
- (CC) Despite Regulation 200.10.1(1), no clear identification is required for all **driveways** or **drive aisles** that provide **vehicle** access to visitor **parking spaces** as part of a **public parking** use;
- (DD) Despite Regulations 200.5.1.10(10) and 200.10.1(2), only **parking spaces** required for **public school** and **day nursery** uses must be clearly identified and marked;
- (EE) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 3.0 metres from the **lot line** abutting the **street**;
- (FF) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following Regulations:
  - (i) There is no minimum parking rate for **dwelling units**, or non-residential uses not listed below
  - (ii) A minimum rate of 2.0 **parking spaces** plus 0.01 **parking spaces** per **dwelling unit** for visitors;
  - (iii) A minimum of 2 **parking spaces** for **day nursery** uses; and
  - (iv) A minimum of 8 **parking spaces** for **public school** uses;



- (GG) A maximum of 15 percent of the provided **parking spaces** may be obstructed in accordance with Regulation 200.5.1.10(2)(D);
- (HH) Despite Regulation 40.5.80.1(1) and 200.5.10.1(6), a portion of the **parking spaces** provided may be shared for the use of residents, residential visitors, non-residential uses on the lands as part of a **public parking** use, up to a maximum equivalent to:
- (i) 42 percent of the **parking spaces** provided for residents of **dwelling units**;
  - (ii) 100 percent of **parking spaces** provided for visitors of **dwelling units**; and
  - (iii) 100 percent of **parking spaces** provided for non-residential uses;
- (II) **Public parking** is not permitted in **parking spaces** required for **day nursery** and **public school** uses;
- (JJ) "Car share" and "car share **parking space**" are permitted uses:
- (i) "Car-share" is the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization and such "car share" motor **vehicles** are made available to at least the occupants of the **building** or short term rental, including hourly rental; and
  - (ii) A "car-share **parking space**" is a **parking space** that is exclusively reserved and actively used for car-sharing;
- (KK) Despite Regulation 200.15.1 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 metres wide accessible barrier free aisle or path; and
  - (iii) accessible **parking spaces** must be **parking spaces** located closest to a pedestrian access to a **building** or a passenger elevator that provides access to the first **storey** of the **building**;
- (LL) Despite Regulation 200.15.10(1), accessible **parking spaces** shall be provided as follows:
- (i) if the number of **parking spaces** is less than 13, a minimum of 1 accessible **parking space**;
  - (ii) if the number of **parking spaces** is 13 to 100, a minimum of 1 accessible **parking space** for every 25 **parking spaces** or part thereof; and
  - (iii) if the number of **parking spaces** is more than 100, a minimum of 4 accessible **parking spaces** plus 1 accessible space for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**;
- (MM) Despite Clause 220.5.10.1 and Regulations 40.10.90.1(2) and 220.5.1.10(1), two Type "C" **loading spaces** are required in the **lot** at project completion;
- (NN) Despite Regulation 40.10.90.10(1), all **loading spaces** must be located inside a **building**;
- (OO) Despite Regulation 230.5.1.10(4)(C), **stacked bicycle parking spaces** must be in accordance with the following:
- (i) a **stacked bicycle parking space** may overlap an adjacent **stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.18 metres per side;
  - (ii) the required minimum length of a **stacked bicycle parking space** is 1.84 metres; and
  - (iii) the required minimum vertical clearance from the ground for a **stacked bicycle parking space** is 1.4 metres for the lower tier and 1.2 metres for the upper tier of **stacked bicycle parking spaces** in a mechanical device;
- (PP) Despite Regulation 230.5.1.10(7), shower and change facilities are not required;
- (QQ) In addition to the elements listed in Regulation 230.5.10.1(6), to calculate **bicycle parking space** requirements for other than **dwelling units**, the **interior floor area** of a **building** is reduced by the area in the **building** used for:
- (i) all areas located below ground;



- (ii) all **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
  - (iii) all storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in common **building** areas, **day nursery** and **public school** uses;
  - (iv) all shower and change facilities;
  - (v) all indoor **amenity space**;
  - (vi) all **community centres**
  - (vii) all space for a **non-profit organization**;
  - (viii) all **day nurseries** space;
  - (ix) all **public school** space;
  - (x) all City-owned non-residential facilities; and
  - (xi) garbage shafts;
- (RR) Despite Regulations 230.40.1.20(1) and (2), a "short-term" **bicycle parking space** may be located within publicly accessible portions of a **building** at ground level and within the first level of a below-ground **parking garage**

Prevailing By-laws and Prevailing Sections: (None Apply)

(524) Exception CR 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) On 805 Don Mills Road, as shown on Diagram 1 attached to By-law 582-2022, a **building, structure**, may be constructed, used or enlarged in compliance with Regulations (B) to (PP) below;
- (B) For the purposes of this exemption, the **lot** is comprised of "Area A" and "Area B" as shown on Diagram 2 attached to By-law 582-2022;
- (C) Despite Regulation 5.10.30.1(1), within the lands shown on Diagram 2 attached to By-law 582-2022, no land may be used and no **building** or **structure** may be erected or used, except for below-ground **structures** and foundations, unless:
  - (i) the **street** identified as New Public **Street C**, as shown on Diagram 2 attached to By-law 582-2022, is constructed to a minimum base curb and base asphalt or concrete and is connected to an Don Mills Road and Ferrand Drive; and
  - (ii) all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as New Public **Street C** to the **lot line**, as shown on Diagram 2 attached to By-law 582-2022, and are operational;
- (D) Pursuant to Regulation 5.10.30.20 the **lot line** abutting Eglinton Avenue East is the **front lot line**;
- (E) Despite Regulations 40.5.40.10(1) and (2) in the **lot**, the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 129.70 metres and the highest point of the **building** or **structure**;
- (F) Despite Regulation 40.10.40.10(2), the permitted maximum height of any **building** or **structure** is the height in metres specified by the number following the "HT" symbol as shown on Diagram 7 attached to By-law 582-2022;
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.5 metres measured between the floor of the first **storey** and the floor of the second **storey**;
- (H) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** of any **building** or **structure** is the number of **storeys** specified by the following "ST" symbol as shown on Diagram 7 attached to By-law 582-2022;
- (I) Despite Regulation (F) of this By-law, and despite Regulations 40.5.40.10(4), (5) and (8)(A) and (C), equipment, **structures** or parts of a **building** listed in Regulation 40.5.40.10(4) located on the roof of the tower portion of a **building** may project above the permitted maximum height for that **building** by 7.0 metres, if the total area of all equipment, **structures**, or parts on the roof of the tower portion of the **building** cover no more than as follows:
  - (i) 70% of the area of the roof, measured horizontally;



- (ii) 100% of the area of the roof measured horizontally, if structures that enclose, screen or cover the equipment, **structures** and parts of a **building** are included;
- (J) **Dwelling units** must be located at or below the heights listed below:
  - (i) In "Area A" as shown on Diagram 2 and "Tower 1" on Diagram 8 attached to By-law 582-2022: 149.0 metres; and
  - (ii) In "Area B" as shown on Diagram 2 and "Tower 2" on Diagram 8 attached to By-law 582-2022: 86.5 metres;
- (K) An exit vestibule for a **green roof** located above a mechanical penthouse as listed in Regulation 40.5.40.10(4), may project an additional 2.5 metres above the height limits noted;
- (L) Despite regulation 40.5.40.10(6) in the **lot**, unenclosed **structures** providing safety or wind protection on the rooftop of a **building** may exceed the permitted maximum height for that **building** by 3.0 metres if the **structure** is located at or setback from the interior face of the **main wall** as shown on Diagram 7 attached to By-law 582-2022;
- (M) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage** is:
  - (i) in "Area A" as shown on Diagram 2 attached to By-law 582-2022: 60 percent; and
  - (ii) in "Area B" as shown on Diagram 2 attached to By-law 582-2022: 70 percent;
- (N) The portions of a **building** or **structure** located above a height of 6 **storeys** (25 metres) must not exceed a maximum floor plate area measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor as follows:
  - (i) In "Area A" as shown on Diagram 2 attached to By-law 582-2022, 870 square metres;
  - (ii) In "Area B" as shown on Diagram 2 attached to By-law 582-2022, 750 square metres;
- (O) Despite Regulation 40.10.40.40(1) in the **lot**, the permitted maximum **gross floor area** is 64,557 square metres;
- (P) In the **lot**, a minimum of 4,130 square metres total of non-residential **gross floor area** must be provided at project completion over both areas combined of which a minimum **gross floor area** of 929 square metres is required for **day nursery** uses;
- (Q) Despite (P) of this By-law, and Regulation 40.5.40.40(3), the following additional elements reduce **gross floor area** in a **mixed use building**:
  - (i) all areas located below ground;
  - (ii) all **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
  - (iii) all storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in common **building** areas and in the uses listed below;
  - (iv) all shower and change facilities;
  - (v) all indoor **amenity space**;
  - (vi) **community centres**;
  - (vii) all space for a **non-profit organization**
  - (viii) all **day nurseries** space;
  - (ix) all City-owned non-residential facilities; and
  - (x) garbage shafts;
- (R) Despite Regulation 40.10.40.1(1) residential use portions of the **building** may be located at the same level as non-residential use portions of a **building**;
- (S) Despite Regulation 40.10.40.50(1), in the **lot**, **amenity space** must be provided in accordance with the following:
  - (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit**; and
  - (iii) no more than 25% of the outdoor component may be a **green roof** that is accessible and exclusive to occupants of the **dwelling units**;
- (T) Despite Regulation 40.10.40.60(1), a platform or balcony attached to the **main wall** with a floor level higher than the floor level of the first **storey** of the **building**:



- (i) May not be provided on the **main wall** directly above and adjacent to (within 1 metre) the children's play area associated with a **day nursery** use;
  - (ii) Must be inset and must not be located closer to the **lot line** than the **main wall** to which it is attached between the second and sixth **storeys** of the **building**;
  - (iii) Despite (ii) above, may project a maximum of 1.8 metres from the **main wall** to which it is attached on the tower portion of a **building** as shown on Diagram 8 attached to By-law 582-2022 in accordance with the setbacks as shown on Diagram 7 attached to By-law 582-2022;
- (U) Despite Regulation 40.10.40.70(2) and 40.10.40.80(2), the minimum required **building** setbacks and separation distance for each level of the **buildings** above finished ground level are shown on Diagram 7 attached to By-law 582-2022;
- (V) In addition to the permitted encroachments in Regulations 40.5.40.60 and 40.10.40.60(2), in the **lot**, a canopy, awning or similar structure with or without structural support, providing safety or wind protection, may encroach 3.0 metres into the required minimum **building setback** that abuts a **street** or side yard;
- (W) Despite Regulation 40.10.50.10(1), outdoor space must be provided as follows:
  - (i) a minimum of 350 square metres of children's play area must be provided for all **day nursery** uses;
- (X) Publicly accessible open space comprising **landscaping** and a **driveway** must be provided as follows:
  - (i) a publicly accessible mid-block connection with a minimum width of 13.5 metres must be provided in the general location of the Mid-Block Connection identified on Diagram 7 attached to By-law 582-2022;
  - (ii) for the purposes of this by-law, a "mid-block connection" is a landscaped surface that serves the function of providing a continuous pedestrian connection from Eglinton Avenue East to "New Public **Street C**", and accommodates a shared **driveway** accessed from "New Public **Street C**" that provides **vehicle** access to **parking spaces** below ground, and **loading spaces** inside a **building**; and
  - (iii) the midblock connection shall not provide **vehicle** access to or from Eglinton Avenue East;
- (Y) Despite Regulation 150.50.50.10, no additional **landscaping** requirements shall apply for a **place of worship**;
- (Z) Despite Regulation 40.10.80.10(1), in the **lot**, **parking spaces** are not permitted to be located above ground;
- (AA) Despite Clause 40.10.90.40 and Regulation 40.10.100.10(1), all **vehicle** access and access to **loading spaces** for the **lot**, is required to be from the "New Public **Street C**" as shown on Diagram 2 attached to By-law 582-2022;
- (BB) Despite Regulation 200.10.1(1), no clear identification is required for all **driveways** or **drive aisles** that provide **vehicle** access to visitor **parking spaces** as part of a **public parking** use;
- (CC) Despite Regulation 200.5.1.10(10) and 200.10.1(2), only **parking spaces** required for **day nursery** uses must be clearly identified and marked;
- (DD) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 3.0 metres from the **lot line** abutting the **street**;
- (EE) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) There is no minimum parking rate for **dwelling units**, or non-residential uses not listed below;
  - (ii) A minimum rate of 2.0 **parking spaces** plus 0.01 **parking spaces** per **dwelling unit** for visitors; and
  - (iii) A minimum of 2 **parking spaces** for **day nursery** uses;
- (FF) A maximum of 15 percent of the provided **parking spaces** may be obstructed in accordance with Regulation 200.5.1.10(2)(D);
- (GG) Despite Regulation 40.5.80.1(1) and 200.5.10.1(6), a portion of the **parking spaces** provided may be shared for the use of residents, residential visitors, non-residential uses on the lands as part of a **public parking** use, up to a maximum equivalent to:



- (i) 42 percent of the **parking spaces** provided for residents of **dwelling units**;
  - (ii) 100 percent of **parking spaces** provided for visitors of **dwelling units**; and
  - (iii) 100 percent of **parking spaces** provided for non-residential uses;
- (HH) **Public parking** is not permitted in **parking spaces** required for **day nursery** uses;
- (II) Car share and car share **parking space** are permitted uses:
- (i) "Car-share" is the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization and such car-share motor **vehicles** are made available to at least the occupants of the **building** or short term rental, including hourly rental;
  - (ii) "car-share **parking space**" means a **parking space** that is exclusively reserved, actively used and signed for a car used only for car-share purposes;
- (JJ) Despite Regulation 200.15.1 accessible **parking spaces** must be provided in accordance with the following Regulations;
- (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;
  - (iii) accessible **parking spaces** must be **parking spaces** located closest to a pedestrian access to a **building** or a passenger elevator that provides access to the first **storey** of the building;
- (KK) Despite Regulation 200.15.10(1), accessible **parking spaces** shall be provided as follows:
- (i) if the number of **parking spaces** is less than 13, a minimum of 1 accessible **parking space**;
  - (ii) if the number of **parking spaces** is 13 to 100, a minimum of 1 accessible if the number of **parking spaces** is 13 to 100, a minimum of 1 accessible **parking space** for every 25 **parking spaces** or part thereof; and
  - (iii) if the number of **parking spaces** is more than 100, a minimum of 4 accessible **parking spaces** plus 1 accessible space for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**;
- (LL) Despite Clause 220.5.10.1, and Regulations 40.10.90.1(2) and 220.5.1.10(1), two Type "G", two Type "B" **loading spaces** are required on the **lot** at project completion;
- (MM) Despite Regulation 40.10.90.10(1), all **loading spaces** must be located inside a **building**;
- (NN) Despite Regulation 230.5.1.10(4)(C), **stacked bicycle parking spaces** must be in accordance with the following:
- (i) a **stacked bicycle parking space** may overlap an **adjacent stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.18 metres per side;
  - (ii) the required minimum length of a **stacked bicycle parking space** is 1.84 metres; and
  - (iii) the required minimum vertical clearance from the ground for a stacked **bicycle parking space** is 1.4 metres for the lower tier and 1.2 metres for the upper tier of **stacked bicycle parking spaces** in a mechanical device;
- (OO) In addition to the elements listed in Regulation 230.5.10.1(6), to calculate **bicycle parking space** requirements for other than **dwelling units**, the **interior floor area** of a **building** is reduced by the area in the **building** used for:
- (i) all areas located below ground;
  - (ii) all **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
  - (iii) all storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in common building areas, **day nursery** and **public school** uses;
  - (iv) all shower and change facilities;



- (v) all indoor **amenity space**;
- (vi) all **community centres**;
- (vii) all space for a **non-profit organization**;
- (viii) all **day nurseries** space;
- (ix) all City-owned non-residential facilities; and
- (x) garbage shafts;

(PP) Despite Regulations 230.40.1.20(1) and (2), a "short-term" **bicycle parking space** may be located within publicly accessible portions of a **building** ground level and within the first level of a below-ground **parking garage**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(525) Exception CR 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) On the lands municipally known in the year 2021 as 30 Merton Street, if the requirements of Section 7 and Schedule A of By-law 1267-2022(OLT) are complied with, a **building** or **structure** may be erected and used in compliance with (B) to (EE) below;
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1, attached to By-law 1267-2022(OLT);
- (C) Despite Regulation 40.10.20.100(7), a **public parking** facility is permitted in an above-ground parking garage, provided such use is located on or below the **first floor** of a **building**;
- (D) For the purpose of this Exception, **first floor** means the floor of a **building** that is closest in elevation to the elevation of **established grade**, and may include an area used for a **parking space**;
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** for all uses on the **lot** is 33,000 square metres, of which:
  - (i) the maximum permitted **gross floor area** for an above-ground **parking garage** is 8,250 square metres;
  - (ii) the maximum permitted **gross floor area** for residential uses is 24,500 square metres;
  - (iii) the minimum required **gross floor area** for non-residential uses, other than a **public parking** facility, is 150 square metres and must be located on the **first floor**, facing to Merton Street;
- (F) In addition to the elements which reduce **gross floor area** listed in Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the area in the **building** used for:
  - (i) Indoor **Amenity space**, which may include pet wash, stroller/bicycle washing rooms, related storage or utility rooms, and multi-purpose spaces that are communal and available for use by the occupants of a **building** on the **lot**;
  - (ii) A below-ground **public parking** facility and related vestibules and lobbies;
  - (iii) Ground level **parking spaces** and associated **drive aisle** and **driveway** which are located in a **building**;
- (G) Despite Clauses 40.10.40.70 and 40.10.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** is shown in metres on Diagram 3 of By-law 1267-2022(OLT);
- (H) Despite Regulation 40.10.40.70(2)(C) and (G) above, where the **main wall** of a **building** has windows, the **main wall** must be set back at least 12.5 metres from a **lot line** that is not adjacent to a **street** or **lane**, otherwise no **building setback** is required;
- (I) Despite Regulations 40.5.40.70(1)(A) and (G) and (H) above, and Clauses 40.5.40.60 and 40.10.40.60, the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
  - (i) Light fixtures, cornices, sills, eaves, window washing equipment, guardrails, parapets, and ornamental or architectural features by a maximum of 1.0 metre;
  - (ii) Terraces, balconies, terrace or balcony platforms, by a maximum 2.0 metres;



- (iii) Canopies/awnings, which may project by a maximum 3.0 metres;
  - (iv) Bollards, stairs and related enclosures, wheelchair ramps, retaining walls, air intakes and vents, ventilating equipment, screens and dividers, elements associated with outdoor recreation uses, landscape features, and art installations; and
  - (v) **Structures**, elements and enclosures permitted by (L) below;
- (J) Despite Regulation 40.5.40.10(1) and (2) and 40.10.40.10(2), the permitted maximum height of a **building** or **structure**, measured from the average elevation of the ground along the **front lot line** to the highest point of the **building** or **structure** is the number in metres following the HT symbol as shown on Diagram 3 attached to By-law 1267-2022(OLT);
- (K) For the purpose of this Exception, the phrase "average elevation of the ground along the **front lot line**" and the term "**established grade**" mean the Canadian Geodetic Datum elevation of 152.78 metres;
- (L) Despite Clause 40.5.40.10(5), (6) and (7) and (J) above, the following elements may exceed the permitted maximum **building** height:
- (i) **Structures**, elements and enclosures permitted by (I) above;
  - (ii) Planters, parapets, guards, guardrails, roof drainage, fences, roof hatch and safety railings, by a maximum height of 2.0 metres;
  - (iii) **Structures** on any roof used for outdoor **amenity space** or open air recreation, maintenance, wind mitigation or **green roof** purposes, vestibules providing access to outdoor **amenity space**, pergolas, ornamental and architectural features, art installations, trellises, screens and dividers, **structures** and elements associated with green energy and renewable energy facilities, **structures** and elements associated with carbon reduction technologies, window washing/building maintenance equipment, and landscape elements, elevator overrun, pipes, heating and cooling equipment, by a maximum of 4.0 metres;
  - (iv) Planters, landscape elements, gas and hydro meters, bike share facilities, retaining walls, fences, lighting, vents, pipes, and ornamental and architectural features above the finished ground surface;
- (M) Despite (I) and (L) above, no portion of a **building** or **structure** may be located within the hatched area shown on Diagram 3 of By-law 1267- 2022(OLT) from the finished ground surface to a vertical height of 3.0 metres, with the exception of the following elements:
- (i) Lighting, canopies, bollards, sills, vents, pipes, ornamental and architectural features, and art installations which may project to a maximum of 0.1 metres;
- (N) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey** is 3.6 metres;
- (O) Despite Regulation 40.10.40.50(1), **amenity space** must be provided in accordance with the following:
- (i) A minimum of 1.9 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) A minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit**; and
  - (iii) No more than 25 percent of the outdoor **amenity space** may be a **green roof**;
- (P) Despite Regulation 40.10.40.1(6), a pedestrian access for an entrance to a **public parking** use may be within 12.0 metres of a **lot** in the Residential Zone;
- (Q) Despite Regulations 40.10.90.40(1) and 40.10.100.10(1), **vehicle** access to the **lot** and to a **loading space** must be from Merton Street;
- (R) Despite Regulation 200.5.1.10(12)(C), a **vehicle** entrance to or exit from the **building** must be a minimum of 4.0 metres from the **lot line** abutting the **street**;
- (S) Despite Regulations 40.5.80.1(1), 200.5.1(2), 200.5.10.1(1) and (2), 200.10.1(2), and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 0.36 **parking spaces** per **dwelling unit** must be provided for residents;
  - (ii) A minimum of 0.1 **parking spaces** per **dwelling unit** must be provided for residential visitors;
  - (iii) No **parking spaces** are required for non-residential uses; and
  - (iv) Parking spaces required in accordance with (ii) above and any **parking spaces** provided for non-residential uses may be provided on a non-exclusive basis within a **public parking** facility on the **lot**;



- (T) Within a **public parking** facility on the **lot**:
- (i) A minimum of 121 **parking spaces**, in addition to the **parking spaces** required by (S)ii above, must be provided; and
  - (ii) A maximum of 213 **parking spaces** are permitted, which may include the **parking spaces** required by (S)(ii) above;
- (U) Despite Regulation 200.5.1.10(2)(A)(i), a **parking space** located within the **public parking** facility must have a minimum length of 5.2 metres;
- (V) Despite Regulation 200.5.1.10(2)(A)(iv), the minimum required width of a **parking space** is 2.9 metres when one or both sides of the **parking space** is obstructed according to Regulation 200.5.1.10(2)(D);
- (W) Despite (V) above, a maximum of 14 percent of the total number of **parking spaces** provided within a **public parking** facility on the lot and a maximum of 11 percent of the total number of **parking spaces** required in accordance with (S)ii above, may have a minimum required **parking space** width of 2.6 metres with or without a fixed object or obstruction within 0.3 metres of the side of the **parking space**, measured at right angles;
- (X) Despite Regulations 200.15.1(1) and (3), accessible **parking spaces** must have the following minimum dimensions:
- (i) Accessible **parking spaces** provided for residents:
    - (a) Length of 5.6 metres;
    - (b) Width of 3.4 metres; and
    - (c) Vertical clearance of 2.1 metres;
  - (ii) Accessible **parking spaces** provided in the **public parking** facility:
    - (a) Length of 5.2 metres;
    - (b) Width of 3.4 metres; and
    - (c) Vertical clearance of 2.1 metres; and
  - (iii) A 1.5 metre wide accessible barrier free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by two accessible **parking spaces**;
- (Y) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
- (i) Entrance to a **building**;
  - (ii) Passenger elevator that provides access to the first storey of the **building**; and
  - (iii) Shortest route from the required entrances in (i) and (ii);
- (Z) Despite Regulation 230.5.1.10(10), both a "short term" and "long-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (AA) Regulation 40.10.40.1(1) as it relates to the location of residential use portions of the **building** located above non-residential use portions does not apply;
- (BB) Regulation 40.10.50.10(3) as it relates to any **landscaping** requirement, if abutting a **lot** in the Residential Zone Category does not apply;
- (CC) Clause 40.10.80.20 as it relates to the minimum setback for a **parking space** on a corner **lot** does not apply; and
- (DD) Regulations 230.5.10.1(1) and Table 230.5.10.1(1) as they relate to the minimum number of "short-term" and "long-term" **bicycle parking spaces** to be provided for uses other than **dwelling units** do not apply; and
- (EE) Section 600.30, with regards to inclusionary zoning, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1267-2022(OLT) ]

(526) Exception CR 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 502 and 508-510 Spadina Avenue, if the requirements of By-law 537-2022 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (BB) below;
- (B) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building or structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 537-2022;
- (C) Despite Regulation 40.5.40.10(1) and (2), the **average grade** shall be measured at the geodetic datum point of 106245;
- (D) Despite Regulation 40.10.40.70(2) and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 537-2022;
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings and structures** on the lot is 12,486 square metres, of which:
  - (i) A maximum of 4,039 square metres of non-residential **gross floor area** is permitted; and
  - (ii) A maximum of 8,447 square metres of residential **gross floor area** is permitted;
- (F) Despite Regulation 40.5.40.10(4), the height of a mechanical penthouse may exceed the permitted maximum **building** height by 6.9 metres;
  - (i) The mechanical penthouse is permitted to be located in the area labelled "Mechanical Penthouse" on Diagram 3 of By-law 537-2022;
- (G) Despite Regulation 40.5.40.10(4), the height of Fluid Cooler Exhaust, Garbage Chute Vent, Roof Access Ladder, Lightning Protection, Communications Antenna, and Solar Panels may exceed the maximum height of a mechanical penthouse by 3.0 metres;
- (H) Despite Regulation 40.5.40.10(5), the total area of the mechanical penthouse may cover no more than 48% of the area of the roof, measured horizontally;
- (I) Despite Regulation 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum **building** height by 3.0 metres, and the **structures** may be closer than 2.0 metres from the interior face of any **main wall**;
- (J) Despite Regulation 40.5.40.10(7), a parapet wall for a **green roof** may exceed the permitted maximum **building** height by 6.5 metres;
- (K) Regulation 40.10.40.10(5), with regards to the minimum height of the first **storey**, does not apply;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, the required minimum number of **parking spaces** is 4 and may be shared on a non-exclusive basis for all residential and non-residential uses;
- (M) Despite Regulation 200.15.10, the required minimum number of accessible **parking space(s)** is 1;
- (N) Despite Regulation 40.10.80.20(1) and (2), a **parking space** that is not in a **building or structure** must be set back at least 0.25 metres from a **lot line**;
- (O) Despite Regulation 200.15.1(1)(B), the required minimum width of an accessible **parking space** is 3.4 metres;
- (P) Regulation 200.5.1.10(12)(C), with regard to **vehicle** access to a **building**, does not apply;
- (Q) Despite Regulation 200.5.1.10(13), other than **stacked parking spaces** and **tandem parking spaces**, all areas used for required **parking spaces** must have **driveway** access to a **street or lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature, or a Type "G" **loading space** for garbage and recycling pickup only;
- (R) Despite Clause 220.5.10.1, 1 Type "B" and 1 Type "G" **loading spaces** must be provided on the **lot**;
- (S) Regulation 40.10.40.60(1)(C)(ii), with regards to the requirement for a platform to be located entirely behind the front **main wall** of the three **storeys** of the **building** above-ground, does not apply;
- (T) Regulation 40.10.40.60(1)(C)(iii), with regards to the maximum permitted projection of a platform, does not apply;
- (U) Despite Regulation 40.10.40.1(6), ramp providing access to the basement used for bicycle parking may be within 12 metres of a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (V) Regulation 40.10.50.10(2), with regards to the requirement of a fence installed along the portion of a **lot line** abutting the lot in the Residential Zone category or Residential Apartment Zone category, does not apply;
- (W) Regulation 40.10.50.10(3), with regards to the requirement for a minimum 1.2 metre wide strip of land used only for **soft landscaping**, does not apply;



- (X) Despite Regulation 40.10.90.40(1) and (3), vehicle access to a **loading space** may be from a **lane** or a **street**;
- (Y) Despite Regulation 40.10.100.10(1), two **vehicle** access to the **lot** may be from a **lane** or a **street**;
- (Z) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be more than 30 metres from a pedestrian entrance to the **building** on the **lot**;
- (AA) Despite Regulation 40.10.40.1(1), in a **mixed use building**, all residential use portions of the **building** must be located above non-residential use portions of a **building**, other than residential lobby access; and
- (BB) Regulation 230.5.1.10(9), with regards to the location of a required "long-term" **bicycle parking space** for a **dwelling unit** in an **apartment building** or **mixed use building**, does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 537-2022 ]

(527) Exception CR 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) Regulation 40.10.30.20(1) does not apply to a **transportation use**;
- (B) Regulation 40.10.40.70(1) does not apply to a **transportation use**; and
- (C) On the lands municipally known as 1 Queen St. E., Sections 12(2) 259 and 12(2)276 of former City of Toronto By-law 438-86 and former City of Toronto By-laws 670-85 and 749-85 do not apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 259 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (C) in this Exception;
- (D) Section 12(2) 276 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (C) in this Exception; and
- (E) On 1 Queen St. E., 20 Richmond St. E., former City of Toronto By-laws 670-85 and 749-85, except as otherwise provided for in Site Specific Provision (C) in this Exception. [ By-law: 910-2022 ]

(528) Exception CR 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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735);
- (F) On the lands municipally known as 483-497 Eglinton Avenue West, office is permitted in a six **storey building** that exists on the site; and
- (G) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(529) Exception CR 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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
  - (i) Despite Regulation 900.11.10(732)(A), at least 75% of the **main wall** of a **building** facing a **lot line** abutting Eglinton Avenue West must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue West must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735);
- (F) The required minimum floor space index of all land uses on a **lot** is 2.0;
- (G) A **lawfully existing Vehicle Fuel Station** is permitted on the lands municipally known as 1021 Avenue Road and 275 Eglinton Avenue West;
- (H) A **dwelling unit** in a **lawfully existing detached house** is permitted on the lands municipally known as 184 Highbourne Road, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the R zone, or be authorized by a Section 45 Planning Act minor variance; and
- (I) For the purposes of (G) and (H) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before June 16, 2022.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(530) Exception CR 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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735);
- (F) The required minimum **street yard setback** is 1.5 metres;
- (G) A **lawfully existing retail store** is permitted on the lands municipally known as 2665 Yonge Street;
- (H) A **dwelling unit** in a **lawfully existing detached house** is permitted on the lands municipally known as 7 Lytton Boulevard, and any addition to a **lawfully existing building** on these lands must comply with the requirements in the RD zone, or be authorized by a Section 45 Planning Act minor variance;
- (I) A **dwelling unit** in a **lawfully existing detached house** or **semi-detached house** is permitted on the lands municipally known as 19 and 21 Craighurst Avenue, 25 Sheldrake Boulevard, 21 Albertus Avenue, 18, 19 and 21 Briar Hill Avenue and 18 Keewatin Avenue, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the R zone, or be authorized by a Section 45 Planning Act minor variance; and
- (J) For the purposes of (G), (H) and (I) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before June 16, 2022.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(531) Exception CR 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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);



- (C) These **premises** must comply with Regulation 900.11.10(732);
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735);
- (F) The maximum **interior floor area** used for an **amusement arcade, club, eating establishment, take-out eating establishment, or recreation use**, is 200 square metres for each establishment;
- (G) The required minimum floor space index of all land uses on a **lot** is 2.0;
- (H) A **dwelling unit** in a **lawfully existing detached house** or **semi-detached house** is permitted on the lands municipally known as 309 and 311 Soudan Avenue, and 308, 310 and 311 Hillsdale Avenue, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the R zone, or be authorized by a Section 45 Planning Act minor variance; and
- (I) For the purposes of (H) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before June 16, 2022.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(532) Exception CR 532

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding all **basement** area, is 0.22 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) A **lot line** that abuts the Residential Zone category must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(533) Exception CR 533

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding all **basement** area, is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. is the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) A **lot line** that abuts the RD zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 16 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9089.

(534) Exception CR 534



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding all **basement** area, is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a Eglinton Ave. is the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) A **lot line** that abuts an RD, or RA zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception numbers 2, and 16 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9089 prevail.

(535) Exception CR 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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735);
- (F) Despite Regulation 40.10.40.70(2)(A), the required minimum **front yard setback** is 3.0 metres;
- (G) The required minimum floor space index of all land uses on a **lot** is 2.0;
- (H) A **dwelling unit** in a **lawfully existing detached house** is permitted on the lands municipally known as 2, 3 and 5 Parkhurst Boulevard, and any addition to a **lawfully existing building** on these lands must comply with the requirements in the RD zone, or be authorized by a Section 45 Planning Act minor variance; and
- (I) For the purposes of (H) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings**, **structures** or uses authorized or permitted on or before June 16, 2022.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 595-2022 Under Appeal ]

(536) Exception CR 536

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding all **basement** area, is 0.33 time the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) A **lot line** that abuts an RA zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:



- (A) Exception number 16 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9089.

(537) Exception CR 537

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding all **basement** area, is 0.6 times the area of **lot**;
- (B) Despite (A) above, the permitted maximum **gross floor area** for any one **storey** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (E) A minimum 1.5 metre wide strip of **landscaping** is required along an entire **lot line** abutting the RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 11 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9089.

(538) Exception CR 538

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding all **basement** area, is 0.6 times the area of the **lot**;
- (B) The maximum **gross floor area** for a **storey** cannot exceed 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a Eglinton Ave. E. is the greater of 23.0 metres from the original centre line, or 5.0 metres from a **lot line** abutting Eglinton Ave. E.;
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (E) A minimum 1.5 metre wide strip of **landscaping** must provided along a **lot line** abutting the Residential Zone category.

Prevailing By-laws and Prevailing Sections: (None Apply)

(539) Exception CR 539

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding all **basement** area, is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(540) Exception CR 540



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding all **basement** area, is 0.33 time the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Birchmount Rd., or 3.0 metres from a **lot line** abutting Birchmount Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Birchmount Rd.; and
- (C) A minimum 1.5 metre wide strip of **landscaping** is required abutting a **lot line** that abuts an RS or RA zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(541) Exception CR 541

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

- (A) Despite Article 40.10.20, only the following uses are permitted: **dwelling unit**, office, **place of worship**, and **club**;
- (B) The permitted maximum **gross floor area**, excluding all **basement** area is 0.4 times the area of the **lot**;  
Prevailing By-laws and Prevailing Sections: (None Apply)
- (C) despite the maximum floor space index value associated with the letter 'r' on the Zoning By-law Map, a maximum of one **dwelling unit** per 64 square metres of **lot area** is permitted on lands being part of Borough **Lot 29**, Concession "D";
- (D) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 16.5 metres; and
- (E) The minimum **building setback** from a **rear lot line** is 7.5 metres.

(542) Exception CR 542

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 40.10.20, only the following uses are permitted: office, **place of worship**, and **club**;
- (B) The permitted maximum **gross floor area**, excluding all **basement** area, is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 16.5 metres;
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (E) Despite Clause 40.10.50.10, **landscaping** is not required for a **building** that **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(543) Exception CR 543

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 40.10.20, only the following uses are permitted: office, **place of worship**, and **club**;
- (B) The permitted maximum **gross floor area**, excluding all **basement** area, is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 16.5 metres; and



- (D) Despite Clause 40.10.50.10, **landscaping** is not required for a **building** that **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(544) Exception CR 544

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, only the following uses, subject to Chapter 150 conditions, are permitted: **day nursery**, **financial institution**, office, and **education use**;
- (B) **Ancillary amusement devices** are not a permitted use;
- (C) The permitted maximum **gross floor area**, not including the area used for interior walkways, cannot exceed 0.85 times the area of the **lot**;
- (D) The maximum **gross floor area** for all permitted uses other than office and **education use**, not including the area used for interior walkways, cannot exceed 0.2 times the area of the **lot**;
- (E) The maximum **building** height, measured from the **average grade** to the top of the **building**, but not including mechanical equipment, is 17.0 metres;
- (F) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (i) 21.0 metres from the original centre line of Finch Ave. East, or 3.0 metres from the **lot line** abutting Finch Ave. East; and
  - (ii) 16.5 metres from the original centre line of Bridletowne Circle, or 3.0 metres from the **lot line** abutting Bridletowne Circle; and
- (G) A minimum of 3.0 **parking spaces** is required for each 100.0 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(545) Exception CR 545

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for the zone, only the following uses are permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, and **retail store**;
- (B) The permitted maximum **gross floor area**, not including the area used for interior walkways, cannot exceed 0.4 the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (i) 21.0 metres from the original centre line of Finch Ave. East, or 3.0 metres from the **lot line** abutting Finch Ave. East;
  - (ii) 21.0 metres from the original centre line of Victoria Park Ave., or 3.0 metres from the **lot line** abutting Victoria Park Ave.; and
  - (iii) 3.0 metres from the **lot line** abutting Hepscott Terrace; and
- (D) The minimum **building setback** from a **lot line** abutting a residential detached (RD) zone or a residential semi-detached (RS) zone is 7.5 metres; and
- (E) the follow **vehicle** stacking requirements must be provided on the **lot** for a **vehicle washing establishment**:
  - (i) a minimum of 10 **vehicle** stacking spaces arranged in a single line leading to the entrance of the washing bay; and
  - (ii) the minimum **vehicle** stacking space dimension is 2.4 metres in width by 6.0.

Prevailing By-laws and Prevailing Sections: (None Apply)

(546) Exception CR 546



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **place of worship** is permitted if;
  - (i) the **building setback** from a **side lot line** is at least half the height of the **building**;
  - (ii) the **building setback** from another **building** is at least equal to the height of the **building**; and
  - (iii) the minimum **building setback** from a **side lot line** abutting a **street** is 12.0 metres;
- (B) The maximum **gross floor area** is 0.4 the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (i) 21.0 metres from the original centre line of Victoria Park Ave., or 3.0 metres from the **lot line** abutting Victoria Park Ave.; and
  - (ii) 21.0 metres from the centre line of original Sheppard Ave. E., or 3.0 metres from the **lot line** abutting Victoria Park Ave.; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 19 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 12466.

(547) Exception CR 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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735); and
- (F) Despite Regulation 40.10.40.70(2)(A), the required minimum **front yard setback** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 595-2022 Under Appeal ]

(548) Exception CR 548

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions

- (A) Despite Article 40.10.20, only a **vehicle fuel station** is permitted;
- (B) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

Prevailing By-laws and Prevailing Sections: (None Apply)

- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the original centre line of Victoria Park Ave. or 3.0 metres from a **lot line** abutting Victoria Park Ave.; and
  - (ii) the greater of 21.0 metres from the original centre line of Finch Ave. East or 3.0 metres from a **lot line** abutting Finch Ave. East; and
- (D) The minimum **building setback** from a **side lot line** and **rear lot line** is 4.5 metres.

(549) Exception CR 549

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:



Site Specific Provisions:

- (A) The maximum **gross floor area** for each unit must not exceed 930 square metres;
- (B) A minimum of 3 **parking spaces** must be provided each 100 square metres of **gross floor area** used for **education use**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (I) 21.0 metres from the original centre line of Finch Ave. East; or
  - (ii) 3.0 metres from a **lot line** abutting Finch Ave. East; and
- (D) The minimum **building setback** from a **side lot line** and **rear lot line** is 9.0 metres; and
- (E) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of enclosed pedestrian walkways may not exceed 40% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 59 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 12466. [ By-law: 1054-2013 ]

(550) Exception CR 550

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 40.10.20, the following uses are not permitted: **amusement arcade, entertainment place of assembly, sports place of assembly**, recreational use, and **education use**;
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** abutting a **street** is 3 metres;
- (D) The permitted maximum **building** height, not including mechanical equipment is 9.0 metres;
- (E) A minimum of 10.7 **parking spaces** must be provided each 100 square metres of **gross floor area** used for restaurant use must be provided;
- (F) A minimum of 3 **parking spaces** must be provided for each 100 square metres of **gross floor area** for all other uses; and
- (G) The **gross floor area** of all permitted uses, minus the **gross floor area** of offices, **Day Nurseries** facilities, and enclosed malls used for walkway purposes, must not exceed 40% of the following:  
Total built **gross floor area**, minus the **gross floor area** of all enclosed malls used for walkway purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

(551) Exception CR 551

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle dealership**, and drive-in restaurant uses;
- (B) The permitted maximum **gross floor area** of all **buildings** is 6350.0 square metres;
- (C) The maximum total combined **gross floor area** for all **ancillary** retail and **personal service shop** use is 3100.0 square metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (i) 21.0 metres from the centre line of Finch Ave. East or Warden Ave.; or
  - (ii) 3.0 metres from a **lot line** abutting Finch Ave. East or Warden Ave.;
- (E) The minimum **building setback** from a **side lot line** and **rear lot line** is half the average height of the **building main walls** abutting both sides of the **lot line**;



- (F) The minimum **building setback** for an underground **parking garage** is 0.7 metres from the **lot line** abutting Finch Ave. East.

Prevailing By-laws and Prevailing Sections: (None Apply)

(552) Exception CR 552

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 40.10.20, only the following uses are permitted: **financial institution, performing arts studio, recreation use, personal service shop**;
- (B) Despite Article 40.10.20, a **laboratory** is permitted, if it is an X-Ray **laboratory**;
- (C) Despite Section 40.10.20.20, a **retail store** is permitted provide the **gross floor area** for a food store does not exceed 465 square metres;
- (D) Despite Article 40.10.20.20, office use is permitted, if it is not a medical or dental office;
- (E) The maximum **gross floor area** is 0.4 times the area of the **lot** less all internal area used for walkway purposes;
- (F) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
- (i) 16.5 metres from the centre line of Birchmount Rd., or 3.0 metres from a **lot line** abutting Birchmount Rd.; and
  - (ii) 21.0 metres from the centre line of Finch Ave. East, or 3.0 metres from the **lot line** abutting Finch Ave. East; and
- (G) The minimum **building setback** from a **side lot line** and **rear lot line** is 3.0 metres; and
- (H) A minimum 3.22 **parking spaces** must be provided for each 100 square metres of **gross floor area** for all uses except for **eating establishments** and **recreation use** that will be provided according to Table 970.10.15.5 of this By-law. [ By-law: 89-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(553) Exception CR 553

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The total maximum **gross floor area** for the following uses: **retail store, personal service shop, financial institution, eating establishment, day nursery**, and **recreation use**, minus the **gross floor area** of enclosed malls used for walkway purposes **ancillary** to these uses, must not exceed 0.2 of the total permitted **gross floor area**.
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
- (i) 21.0 metres from the centre line of Finch Ave. East, or 3.0 metres from the **lot line** abutting Finch Ave. East; and
  - (ii) 3 metres from a **lot line** abutting Wayside Ave.; and
- (C) The minimum **parking space** requirement for office use and **education use** is 2.6 **parking spaces** for each 100.0 square metres of **gross floor area**; and
- (D) The minimum **parking space** requirement for **eating establishment** use is 10 **parking spaces** for each 100.0 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 80 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 12466.

(554) Exception CR 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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(730);
- (C) These **premises** must comply with Regulation 900.11.10(731);
- (D) These **premises** must comply with Regulation 900.11.10(732);
- (E) These **premises** must comply with Regulation 900.11.10(733);
- (F) These **premises** must comply with Regulation 900.11.10(735);
- (G) The required minimum **street yard setback** is 1.5 metres;
- (H) Despite (G) above, the required **setback** from a **lot line** abutting Berwick Avenue is 5.0 metres;
- (I) For **lots** abutting the west side of Yonge Street or located west of Yonge Street, a **building** or **structure** must be set back at least 5.0 metres from a **rear lot line** or **side lot line** that abuts a **lot** in the Utility and Transportation Zone category or Open Space Zone category;
- (J) A **dwelling unit** in a **lawfully existing building** is permitted on the lands municipally known as 9 and 11 Hillsdale Avenue, and 5 and 5R Glebe Road East, and any addition to a **lawfully existing building** on these lands must comply with the requirements in the R zone, or be authorized by a Section 45 Planning Act minor variance;
- (K) For the purposes of (J) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings**, **structures** or uses authorized or permitted on or before June 16, 2022; and
- (L) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 595-2022 Under Appeal ]

(555) Exception CR 555

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 40.10.20, only the following uses are permitted: **vehicle dealership, vehicle service shop, vehicle repair shop, vehicle fuel station, vehicle washing establishment, retail store, retail service, office, day nursery, eating establishment, take-out eating establishment, recreation use, funeral home, hotel, and club**;
- (B) **place of worship** is also a permitted use if:
  - (i) that it complies with the specific use regulations in Section 150.50;
  - (ii) that the permitted maximum **gross floor area** of the **first floor** for all **place of worship** uses is 0.5 times the area of the **lot**;
  - (iii) the minimum **building setback** from a **side lot line** is equal to half the height of the **building**;  
and
  - (iv) the minimum **building setback** from a **lot line** that abuts Highway 2 is 36.0 metres from the centre line of Highway 2; and
- (C) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(556) Exception CR 556

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) Despite Article 40.10.20, only the following uses are permitted, subject to the specific use regulations in Chapter 150: **vehicle service shop** and **vehicle repair shop**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 16.5 metres from the original centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(557) Exception CR 557

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **place of worship** is permitted if:
  - (i) that it complies with the specific use regulations in Section 150.50;
  - (ii) that the permitted maximum **gross floor area** of the **first floor** for all **place of worship** uses is 0.5 time the area of the **lot**;
  - (iii) the minimum **building setback** from a **side lot line** is equal to half the height of the **building**; and
  - (iv) the minimum **building setback** from a **lot line** that abuts Highway 2 is 36.0 metres from the centre line of Highway 2; and
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Kingston Rd., Military Trail, and Morrish Rd., or 3.0 metres from a **lot line** abutting Kingston Rd., Military Trail, and Morrish Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Rd., Military Trail, and Morrish Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(558) Exception CR 558

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **place of worship** is permitted if:
  - (i) that it complies with the specific use regulations in Section 150.50;
  - (ii) that the permitted maximum **gross floor area** of the **first floor** for all **place of worship** uses is 0.5 times the area of the **lot**;
  - (iii) the minimum **building setback** from a **side lot line** is equal to half the height of the **building**; and
  - (iv) the minimum **building setback** from a **lot line** that abuts Highway 2 is 36.0 metres from the centre line of Highway 2; and
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the centre line of Military Trail, and Morrish Rd., or 3.0 metres from a **lot line** abutting Military Trail, and Morrish Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Military Trail, and Morrish Rd.

Prevailing By-laws and Prevailing Sections:

- (A) Exception numbers 1 and 23 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10827 prevail.

(559) Exception CR 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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(730);
- (C) These **premises** must comply with Regulation 900.11.10(731);
- (D) These **premises** must comply with Regulation 900.11.10(732);
- (E) These **premises** must comply with Regulation 900.11.10(733);
- (F) These **premises** must comply with Regulation 900.11.10(735);
- (G) The required minimum **street yard setback** is 1.5 metres; and
- (H) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto By-law 999-2010. [ By-law: 595-2022 Under Appeal ]

(560) Exception CR 560

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 40.10.20, only the following uses are permitted: **financial institution, personal service shop, eating establishment, take-out eating establishment, and retail store**;
- (B) Office uses are also permitted, if they are not a medical office;
- (C) The permitted maximum **gross floor area** is 1.0 times the area of the **lot**;
- (D) A minimum of 33% of the permitted **gross floor area** must be used for office uses;
- (E) The maximum **gross floor area** for **eating establishment** uses is 125 square metres; and
- (F) **Parking spaces** must be provided as follows:
  - (i) a minimum of 30 **parking spaces** for the first 4, 171 square metres of **gross floor area**; and
  - (ii) for any additional **gross floor area** in excess of 4,171 square metres:
    - (a) 3 **parking spaces** per 100 square metres of **gross floor area** for **retail store, personal service shop, and financial institution** uses;
    - (b) 3 **parking spaces** per 100 square metres, minus the **gross floor area** of main floor public lobbies and main floor public walkways, for office uses; and
    - (c) 10.7 spaces per 100 square metres of **gross floor area** for **eating establishment** uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(561) Exception CR 561

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(562) Exception CR 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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(730);
- (C) These **premises** must comply with Regulation 900.11.10(731);
- (D) These **premises** must comply with Regulation 900.11.10(732);
- (E) These **premises** must comply with Regulation 900.11.10(733);
- (F) These **premises** must comply with Regulation 900.11.10(735);
- (G) The required minimum **street yard setback** is 1.5 metres; and
- (H) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto By-law 236-2011. [ By-law: 595-2022 Under Appeal ]

(563) Exception CR 563

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, the following uses are not permitted:
  - (i) **vehicle fuel station**; and
  - (ii) **vehicle service shop**; and
- (B) despite the permitted maximum floor space index of all land uses on the **lot**, and the maximum floor space index value associated with the letter 'r' on the Zoning By-law Map, **dwelling units** are permitted if the number of **dwelling units** does not exceed a maximum of one **dwelling unit** per 28 square metres of **lot area**;
- (C) The maximum **lot coverage** must not exceed 50% of the **lot area**;
- (D) The **gross floor area** of all non-residential uses, must not exceed 0.3 times the **lot area**;
- (E) The permitted maximum height of a **building** on the **lot** is 25.0 metres, not including rooftop mechanical equipment;
- (F) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; and
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (G) The minimum **building setback** is:
  - (i) 19.0 from a **rear lot line**; and
  - (ii) 2.0 metres from a **lot line** that abuts a **street**; and
- (H) Indoor **amenity space** must be provided at a minimum rate of 2.4 square metres for each **dwelling unit**;
- (I) An unenclosed porch may encroach into the required **rear yard setback** a maximum of 6.0 metres; and
- (J) Parking for **dwelling units** must be provided at a minimum rate of 1.25 **parking spaces** per **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 3 of Exceptions List - Schedule 'C' of former City of former City of Scarborough zoning by-law 9276.

(564) Exception CR 564



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted:
- (i) **dwelling units**, if they are located in an **apartment building** or **mixed use building**;
  - (ii) **day nursery**;
  - (iii) **group home**;
  - (iv) **retirement home**;
  - (v) **nursing home**;
  - (vi) **private home daycare**, if it is an **ancillary** use;
  - (vii) an office, if it is not a medical office;
  - (viii) **personal service shop**;
  - (ix) **retail store**; and
  - (x) **service shop**; and
- (B) Despite land use permissions for this zone, an **amusement arcade** is not a permitted use;
- (C) The permitted maximum **gross floor area** for all non-residential uses, not including the area used for enclosed walkways and malls, and areas used for storage purposes, is 0.2 times the **lot area**;
- (D) despite the permitted maximum floor space index of all land uses on the **lot**, and the maximum floor space index value associated with the letter 'r' on the Zoning By-law Map, the permitted maximum number of **dwelling units** is 24; and
- (E) **Parking spaces** for all non-residential uses must be provided at a minimum rate of 0.95 **parking spaces** per 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(565) Exception CR 565

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 18.0 metres from the original centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(566) Exception CR 566

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 210 Bloor Street West, if the requirements of Section 6 and Schedule A of By-law 782-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (DD) below;
- (B) For the purposes of this exception, the **lot** comprises the lands identified by heavy lines on Diagram 1 attached to By-law 782-2022(OLT);
- (C) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** must have two or more bedrooms; and
  - (ii) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;



- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 113.25 metres and elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 782-2022(OLT);
- (F) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 782-2022(OLT):
  - (i) guard rails, railings and dividers, terraces, **landscaping** features and planters, lighting fixtures by a maximum of 3.0 metres;
  - (ii) equipment used for the functional operation of the **building** including electrical, utility, mechanical penthouses, mechanical and ventilation equipment, roof access, generators, enclosed stairwells, roof access, roof drainage, maintenance equipment storage, cooling towers, parapets, screen, stairs, roof drainage, elevator shafts and overruns, chimneys, equipment used for the exterior maintenance of the **building** and vents by a maximum of 7 metres; and
  - (iii) lightning rods, **structures** used for safety, and window washing equipment, by a maximum of 7 metres;
- (G) Despite Regulation 40.5.40.60(2), an awning, canopy or similar **structure** may be located more than 5.0 metres above the elevation of the ground directly below it;
- (H) Despite Regulation 40.10.40.10(5), a mezzanine does not constitute a **storey**;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** for residential and non-residential uses is 16,220 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 16,100 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 120 square metres;
- (J) Despite Regulation 40.10.40.50(1), **amenity space** must be provided in accordance with the following:
  - (i) a minimum of 4.0 square metres per unit of indoor **amenity space** must be provided; and
  - (ii) no outdoor **amenity space** will be required;
- (K) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3;
- (L) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3;
- (M) Despite Clause 40.10.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, architectural elements, patios, decks, pillars, trellises, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, and underground garage ramps and associated **structures**, to a maximum of 1.0 metre;
  - (ii) awnings and canopies in a **rear yard** or **front yard**, to a maximum of 2.5 metres;
  - (iii) balconies, which may extend to a maximum of 3.0 metres; and
  - (iv) equipment used for the exterior maintenance of the **building** and window washing equipment to a maximum of 7.5 metres;
- (N) Despite Regulation 200.5.1(3), the minimum **drive aisle** width shall be 5.25 metres;
- (O) Despite Regulation 200.5.1.10(2), **parking spaces** and related platforms shall have dimensions of not less than 2.4 metres wide by 5.4 metres long and may not be readily accessible at all times without maneuvering another **vehicle** or a device;
- (P) Despite Regulation 200.5.1.10(12)(A), the **vehicle** entrance and exit for a two-way **driveway** into and out of the **building** must have a minimum width of 4.5 metres;
- (Q) Despite Regulation 200.5.1.10(13), access to a **parking space** may be provided by motor **vehicle** elevators, provided each motor **vehicle** elevator is readily accessible at all times for the parking and removal of a motor **vehicle** and a minimum of two (2) motor **vehicle** elevators are provided and maintained in the **building** for the use of residents;



- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:
- (i) a maximum of 84 **parking spaces** will be provided for residents of the **mixed-use building**;
  - (ii) no **parking spaces** are required for residential visitors;
  - (iii) no **parking spaces** are required for non-residential uses; and
  - (iv) required **parking spaces** may be provided in a **parking stacker** within a below **grade** parking garage on the **lot** accessed by vehicular elevators;
- (S) Despite Regulation 200.15.10(1), no accessible **parking spaces** shall be provided;
- (T) Despite Regulation 220.5.10.1(2), the **building** will provide a Type "C" **loading space**;
- (U) Despite Regulations 220.5.20.1(1) and (2), the **driveway** accessing a **loading space** will have a minimum width of 4.5 metres for **driveway** access and a minimum vertical clearance along its entire length of 3.1 metres;
- (V) Regulation 230.5.1.10(7), with respect to shower and change facilities for non-residential uses, does not apply;
- (W) Despite Regulation 230.5.1.10(4)(B), the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
- (i) minimum length or vertical clearance of 1.2 metres;
  - (ii) minimum width of 0.46 metres; and
  - (iii) minimum horizontal clearance from the wall of 1.2 metres;
- (X) Regulation 230.40.1.20(2) with respect to the location of a "short-term" **bicycle parking space** relative to a **building** entrance, does not apply;
- (Y) Despite Regulation 230.5.1.10(9)(B), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be located anywhere above or below ground in the **building**, provided that all "short-term" **bicycle parking spaces** are publicly accessible;
- (Z) Regulation 230.5.1.10(9)(A)(iii) and (B)(iii), with respect to the location of a "long-term" **bicycle parking space**, does not apply;
- (AA) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be provided in any combination of vertical, horizontal or stacked positions;
- (CC) Despite Regulations 600.20.10(1)(A) and (B), the first **storey** of a **mixed-use building** must provide a minimum of 50 percent of the **lot frontage** abutting the priority retail street for those uses described in Regulations 600.20.10(1)(A) and (B);
- (DD) Despite any existing or future severance, partition or division of the lands outlined by heavy lines on Diagram 1 of By-law 782-2022(OLT), the provisions of this by-law shall apply as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 782-2022(OLT) ]

**(567) Exception CR 567**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) The permitted maximum **gross floor area**, not including the area of **basements**, is 40% of the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 16.5 metres from the original centre line of St. Clair Ave., or 3.0 metres from a **lot line** abutting St. Clair Ave.; and
  - (ii) the greater of 22.0 metres from the original centre line of Danforth Rd. or 3.0 metres from a **lot line** abutting Danforth Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(568) Exception CR 568**



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area of **basements**, is 40% of the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 22.0 metres from the original centre line of Danforth Rd. or 3.0 metres from a **lot line** abutting Danforth Rd.; and
  - (ii) 2.4 metres from a **lot line** abutting any **street** other than Danforth Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(569) Exception CR 569

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area of **basements**, is 40% of the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Kennedy Rd. or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(570) Exception CR 570

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area of **basements**, is 40% of the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Kennedy Rd., or St. Clair Ave. , or 3.0 metres from a **lot line** abutting Kennedy Rd. or St. Clair Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd. or St. Clair Ave.

Prevailing By-laws and Prevailing Sections: (None Apply)

(571) Exception CR 571

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A minimum of 50% of the area of the **lot** must be used for no purpose other than **landscaping**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.; and
- (C) The minimum **building setback** from a **rear lot line** is 13.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)



(572) Exception CR 572

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, a **vehicle fuel station** and a **vehicle** service station are not permitted uses;
- (B) The permitted maximum **gross floor area**, not including the area of **basements**, is 40 percent of the **lot area**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Avenue;
- (D) The minimum **building setback** is 7.5 metres from a **rear lot line**;
- (E) The requirements of (B), (C) and (D) above, do not apply to a **transportation use**; and
- (F) Clauses 40.10.40.70 and 40.10.40.80 and regulations 40.10.30.40(1) and 40.10.40.10(5) do not apply to a **transportation use**. [ By-law: 805-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(573) Exception CR 573

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, a **vehicle fuel station** and a **vehicle** service station are not permitted uses;
- (B) The permitted maximum **gross floor area**, not including the area of **basements**, is 60% of the **lot area**;
- (C) Despite (B) above, the permitted maximum **gross floor area** for any one **storey** is 40% of the **lot area**; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.;
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. or Kennedy Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(574) Exception CR 574

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 40% of the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 16.5 metres from the original centre line of Midland Ave.;
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. or Midland Ave.; and
- (C) The minimum **building setback** is 7.5 metres from a **rear lot line**.



Prevailing By-laws and Prevailing Sections: (None Apply)

(575) Exception CR 575

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, a **vehicle fuel station** and a **vehicle** service station are not permitted uses;
- (B) The permitted maximum **gross floor area**, not including the area of **basements**, is 200% of the **lot area**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.;
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. or Kennedy Rd.; and
- (D) The minimum **building setback** is:
  - (i) 0.9 metres from a **side lot line** for the first **storey**;
  - (ii) 2.4 metres from a **side lot line** for all **storeys** located above the first **storey**; and
  - (iii) 0 metres from the Hydro-Electric Power Commission of Ontario lands; and
- (E) **Parking spaces** for all uses must be provided at a minimum rate of 0.42 **parking spaces** per 100 square metres of **gross floor area**, not including the area of any **basements**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(576) Exception CR 576

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area of **basements**, is 33% of the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of St. Clair Ave. or 3.0 metres from a **lot line** abutting St. Clair Ave.;
  - (ii) 3.0 metres from a **front lot line** abutting any **street** other than St. Clair Ave.; and
  - (iii) 2.4 metres from a **side lot line** that abuts a **street** if the **lot** is a **corner lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(577) Exception CR 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) On 361 Davenport Road, if the requirements of By-law 593-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 120.97 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.5.40.10(4), (5), (6) and (7), the following **building** elements may exceed the maximum permitted **building** height specified on Diagram 6 of By-law 593-2022:



- (i) terrace or balcony guards, screens and dividers, guards, guardrails, fences, retaining walls, landscape elements located on the roof used for outside or open-air recreation purposes, planters and ornamental elements to a maximum of 3.0 metres;
  - (ii) cornices, parapets, roof drainage, thermal insulation and roof ballast, balustrades, window washing equipment, **green roof** elements, vents, flues, pipes, access roof hatch and safety railings, and **structures** located on the roof used for safety or wind protection purposes, to a maximum of 3.0 metres; and
  - (iii) elevator overrun, cooling tower, stairs, stair enclosures, screens, architectural elements, heating, cooling or ventilating equipment, wall or **structure** enclosing elements, and partitions generally within the mechanical penthouse, including **structures** or parts of the **building** above the height of 24.7 metres used for functional operation of the **building**, to a maximum of 5.4 metres, as shown in Diagram 6 of By-law 593-2022;
- (D) Despite Regulation 40.10.40.10(2), the maximum permitted height of any **building** or **structure** is the height in metres specified by the number following the HT symbol as shown in Diagram 6 of By-law 593-2022;
- (E) In addition to the requirements in (C) and (D) above, the sloped portions of the roof, including elements for the functional operation of the **building**, shall not exceed the slope as indicated on Diagram 6 of By-law 593-2022;
- (F) Regulations 40.10.40.70(2)(E) and (G) regarding **angular plane** requirements do not apply;
- (G) Despite 40.10.50.10(1) and (3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** must be provided along 40% of the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;
- (H) Despite Regulation 200.5.1.10(13), access to **parking spaces** will be provided by **vehicle** elevators with a minimum width of 2.8 metres, and must always be available for the parking and removal of a **vehicle**;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 1,510 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 1,400 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 56.0 square metres;
- (J) Despite Regulation 40.5.40.70(1) and Clause 40.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law 593-2022;
- (K) Despite Regulation 200.5.10.1(1), Table 200.5.10.1 and Article 200.15.10, **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 7 **parking spaces** are required for residential uses;
  - (ii) no visitor **parking spaces** are required for any **dwelling unit** or non-residential uses;
  - (iii) no accessible **parking spaces** are required on the **lot**;
  - (iv) **parking spaces** may be provided and located in an "automated parking system";
    - (a) for the purpose of this exception, "automated parking system" means a mechanical system for the purpose of parking and retrieving cars without drivers in the **vehicle** during parking and without the use of ramping or **driveway** aisles, and which may include but is not limited to, a vertical lift and the storage of cars on parking pallets. Automated maneuvering of other **vehicles** may be required in order for cars to be parked or to be retrieved. For clarity, parking pallets will be considered as a **parking space** for the purpose of determining compliance with the requirements in City of Toronto Zoning By-law 569-2013 and relevant clauses in By-law 593-2022;
- (L) Despite Regulation 200.5.1.10(2), **parking spaces** provided within an "automated parking system" must have the following minimum dimensions:
  - (i) length of 5.19 metres;
  - (ii) width of 2.2 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (M) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:



- (i) 1.0 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.0 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (N) Despite Regulations 230.5.1.10(4), (5), (9) and (10):
- (i) "long-term" **bicycle parking spaces** may be provided in the form of a **stacked bicycle parking space** and must comply with the following minimum dimensions:
    - (a) vertical clearance of 1.5 metres;
    - (b) width of 0.5 metres; and
    - (c) length of 2.0 metres;
  - (ii) "long-term" **bicycle parking spaces** may be located within a secure room, enclosure or bicycle locker and may only be located at or above ground level;
  - (iii) "short-term" **bicycle parking spaces**, excluding outdoor circular/ring **bicycle parking spaces**, must comply with the following minimum dimensions:
    - (a) vertical clearance of 1.9 metres;
    - (b) width of 0.5 metres; and
    - (c) length of 1.9 metres;
- (O) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 56 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 6 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above may not be included in satisfying the requirements of (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (P) Despite Regulations 40.10.40.10(2), 40.10.40.10(4) and (D) above, the permitted maximum height of a temporary sales office for the purposes of the marketing, rental, and sale of **dwelling units** and non-residential uses on the lands is 4.5 metres and 1 storey; and
- (Q) Article 600.10.10, with respect to Building Setback Overlay District "A", does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 593-2022 ]

(578) Exception CR 578

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Danforth Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Rd.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 4 of Exceptions List - Schedule `C` of former City of Scarborough zoning by-law 9276.

(579) Exception CR 579



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the only permitted use is parking and **vehicle** access for the **eating establishment** located on the abutting **lot** to the south.

Prevailing By-laws and Prevailing Sections: (None Apply)

(580) Exception CR 580

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the total **gross floor area** of any individual **retail store** must not exceed 1000 square metres;
- (B) Despite land use permissions for this zone, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;
- (C) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 50% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (D) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd. is the greater of 21.0 metres from the centre line of Ellesmere Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.;
- (E) Despite Clause 40.10.40.60, a roof overhang may encroach into a required **building setback** from a **lot line** that abuts a **street** up to a maximum of 1.0 metres; and
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 10 **parking spaces** per 100 square metres of **gross floor area** for an **eating establishment** use;
  - (ii) 3.5 **parking spaces** per 100 square metres of **gross floor area** for an office use;
  - (iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;
  - (iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**; and
  - (v) 3 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(581) Exception CR 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) On 4050 Yonge Street, as shown on Diagram 1 of By-law 788-2022(OLT), if the requirements of Section 10 and Schedule A of By-law 788-2022(OLT) are complied with, a **building** or **structure**, may be constructed, used or enlarged in compliance with (B) to (N) below;
- (B) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 133.35 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), residential use portions of a **building** may be located above non-residential use portions of a **building**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of any **building** or **structure** is the numerical value, in metres, following the letters "HT" as shown on Diagram 5 of By-law 788-2022(OLT);
- (E) Despite Regulations 40.5.40.10(3), (4), (5), (6), (7) and (8) and Regulation (D) above, the following elements of a **building** or **structure** may project above the permitted maximum heights shown on Diagram 5 of By-law 788-2022(OLT):



- (i) parapets, fences and safety railings, planters and elements or **structures** on the roof of the **building** used for outside or open-air recreation, safety or wind protection purposes, and landscape features, elements of a **green roof**, heating, ventilation or cooling equipment such as chimneys, mechanical roof, stacks and flues all of which may exceed the permitted maximum height by 3.5 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 51,250 square metres, of which:
  - (i) A minimum **interior floor area** of 1,500 square metres is required for all uses listed in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), with the exception of office uses;
  - (ii) A minimum **interior floor area** of 3,900 square metres is required for office uses;
- (G) Despite Regulation 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and **main wall separation distance** are as shown in metres on Diagram 5 of By-law 788-2022(OLT);
- (H) Despite Regulations 40.5.40.60(1), Clause 40.10.40.60 and (G) of this Exception, the following **building elements** and **structures** are permitted to encroach into the required minimum **building setbacks** and **main wall separation distance** shown on Diagram 5 of By-law 788-2022(OLT):
  - (i) cornices, lighting fixtures, architectural features, signs, ornamental **structures**, trellises, canopies, columns, window washing equipment, stairs, heritage features, mechanical fans, balustrades, safety or wind protection measures, elements of a **green roof** and landscape features, by a maximum of 1.8 metres;
- (I) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided at a minimum rate of:
  - (i) for office, 1.0 **parking spaces** per 100 square metres of **gross floor area**, of which:
    - (a) the parking occupancy rate is 100 percent in the A.M., 100 percent in the P.M. and 10 percent in the evening;
  - (ii) for all uses listed in clauses 40.10.20.10 and 40.10.20.20, with the exception of **dwelling units, eating establishments**, and offices, 1.0 **parking spaces** per 100 square metres of **gross floor area**, of which:
    - (a) the parking occupancy rate is 35 percent in the A.M., 100 percent in the P.M. and 95 percent in the evening;
  - (iii) for **eating establishments**, 16 **parking spaces** per 100 square metres of **gross floor area**, of which:
    - (a) the parking occupancy rate is 30 percent in the A.M., 75 percent in the P.M. and 100 percent in the evening;
  - (iv) for visitors to **dwelling units**, 0.1 **parking spaces** for each **dwelling unit** in the **building**, of which:
    - (a) the parking occupancy rate is 10 percent in the A.M., 35 percent in the P.M. and 100 percent in the evening;
  - (v) for each **dwelling unit** in the **building**, 0.35 **parking spaces** for the use of residential occupants, of which:
    - (a) the parking occupancy rate is 100 percent in the A.M., P.M. and the evening; and
  - (vi) For the purpose of applying the parking occupancy rate in this exception, A.M. is 6:00 a.m. to 11:59 a.m., P.M. is 12:00 p.m. to 5:59 p.m., and evening is 6:00 p.m. to 5:59 a.m. the following day;
- (J) Despite Regulation (I) of this Exception, if a "car-share **parking space**" is provided the required **parking spaces** for residents of the **dwelling units** is reduced by 4 **parking spaces**, up to a maximum of 5 "car-share **parking spaces**";
- (K) For the purposes of this Exception:
  - (i) "Car-share" is the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres



driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

- (ii) a "car-share **parking space**" is a **parking space** that is exclusively reserved and actively used for "car-sharing";

(L) Despite Clause 220.5.10.1, **loading spaces** must be provided as follows:

- (i) 1 Type "G" **loading space**;
- (ii) 1 Type "B" **loading space**; and
- (iii) 2 Type "C" **loading spaces**; and

(M) Despite Regulation 230.40.1.20(2) a "short-term" **bicycle parking space** may be more than 30 metres from a pedestrian entrance to the **building** on the **lot**;

(N) A minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms and a minimum 35 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms or more.

Prevailing By-laws and Prevailing Sections: (None Apply)

(582) Exception CR 582

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.42 times the area of the **lot**;
- (B) The maximum number of **dwelling units** permitted is 100.0 units per hectare;
- (C) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
- (D) The permitted maximum **building** height is 10.5 metres; and
- (E) The minimum required **parking spaces** is:
  - (i) 2.4 **parking spaces** per 100.0 square metres of office **gross floor area**;
  - (ii) 10.0 **parking spaces** per 100.0 square metres of **eating establishment gross floor area**;
  - and
  - (iii) 1.25 **parking spaces** per **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(583) Exception CR 583

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, a **place of worship** is permitted if it complies with the specific use regulations in Section 150.50;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(584) Exception CR 584



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **vehicle fuel stations, vehicle service shops, eating establishments, take-out eating establishments, amusement arcades, and ancillary amusement devices** are not permitted uses;
- (B) The only use permitted on the second **storey** is office;
- (C) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (D) The permitted maximum height of a **building** is the greater of:
  - (i) one **storey**; or
  - (ii) the height that **lawfully** existed on the date of enactment of this By-law; and
- (E) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
- (F) The minimum **building setback** is:
  - (i) 1.5 metres from a **side lot line**; and
  - (ii) 0.9 metres from a **rear lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(585) Exception CR 585

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **vehicle fuel stations, vehicle service shops, amusement arcades, and ancillary amusement devices** are not permitted uses;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The permitted maximum height of a **building** is the greater of:
  - (i) one **storey**; or
  - (ii) the height that **lawfully** existed on the date of enactment of this By-law; and
- (D) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
- (E) The minimum **building setback** is:
  - (i) 1.5 metres from a **side lot line**; and
  - (ii) 0.9 metres from a **rear lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(586) Exception CR 586

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East, if the requirements of Section 10 and Schedule A of By-law 959-2021 are complied with, a **building, structure**, addition or enlargement is permitted in compliance with regulations (B) to (QQ) below:



- (B) For the purposes of this exception each Block as shown on Diagram 3 of By-law 959-2021 is to be considered a **lot**;
- (C) **Public Parking** is a permitted use if in compliance with conditions 8, 9, 10 and 11 set out in Clause 40.10.20.100;
- (D) Despite Regulation 40.10.20.40, **apartment buildings, mixed use buildings and townhouses** are permitted **building** types for **dwelling units** despite the "r" value referred to in regulation 40.5.1.10(3)(A)(ii);
- (E) Despite Regulation 40.10.20.100(5), the **interior floor area** of a **retail store** including a beverage **manufacturing use** for beer, cider or wine, on Block 1 shown on Diagram 3 of By-law 959-2021 may not exceed 500.0 square metres;
- (F) Despite Regulation 40.10.40.1(1), all residential use portions of a **building** may be located above, below, or on the same **storey** as non-residential use portions of a **building**;
- (G) Despite Clause 40.10.40.40, the total permitted maximum **gross floor area** on Blocks 1 and 2 as identified on Diagram 3 of By-law 959-2021 is 46,450.0 square metres, of which:
  - (i) a minimum of 450.0 square metres of **gross floor area** on Block 1 must be used for non-residential purposes; and
  - (ii) no **gross floor area** may be used for non-residential purposes on Block 2;
- (H) Despite Regulation 40.5.40.40(3)(A), (3)(E), (5)(A) and 5(E), the **gross floor area** of a **mixed use building** or **apartment building** is also reduced by the area in the **building** used for:
  - (i) **parking spaces, drive aisles, loading spaces, and bicycle parking spaces** at, below, and above ground; and
  - (ii) all indoor **amenity space**;
- (I) The provision of **dwelling units** on the lands identified in Diagram 1 of By-law 959-2021 are subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must have two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) once (i) and (ii) above are complied with, of the remaining total number of **dwelling units**, a minimum 15 percent of **dwelling units** must have two or more bedrooms;
- (J) Despite Regulation 5.10.1.30(3), a **dwelling unit** may not be entirely below ground;
- (K) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the following Canadian Geodetic Datum elevations to the highest point of the **building** or **structure**:
  - (i) 126.60 metres on Block 1 as shown on Diagram 3 of By-law 959-2021;
  - (ii) 127.92 metres on Block 2 as shown on Diagram 3 of By-law 959-2021;
- (L) Despite Regulation 40.10.40.10(3) and (7), the permitted maximum height of a **building** or **structure** is shown in metres following the HT symbol and in **storeys** following the ST symbol on Diagram 4 of By-law 959-2021;
- (M) In determining compliance with (L) above, the following are not a **storey**:
  - (i) vestibules providing rooftop access and having a **gross floor area** of not more than 20.0 square metres;
  - (ii) mechanical penthouses;
  - (iii) stair enclosures; and
  - (iv) elevator overruns;
- (N) The required minimum height of the first **storey** is 4.5 metres;
- (O) Despite (N) above, the required minimum height of the first **storey** does not apply to the portion of a **building** that contains **dwelling units** and **ancillary** residential uses;
- (P) Despite (L) above and Regulations 40.5.40.10(3), (4), (5), (6), (7) and (8), the following elements of a **building** or **structure** may exceed the permitted maximum heights as follows:



- (i) Wind and privacy screens, awnings, roof overhangs, cornices, canopies, balconies and associated guards, lighting fixtures, ornamental elements, such as decorative architectural features, vents, stacks, eaves, cladding, pilasters and window sills;
  - (ii) mechanical equipment including heating, cooling and ventilating equipment, gas and electrical equipment and vibration dampening equipment, communications equipment, penthouses, enclosures and **structures** around elements listed above including roofing membranes and **green roofs** on such enclosures, roof access vestibules, elevator overruns, trellises, **structures** used for outside or open air recreation, and stairs and stair enclosures may project above the permitted maximum heights shown on Diagram 4 of By-law 959-2021 to a maximum of 7.0 metres;
  - (iii) guards and railings, safety equipment, ramps, fences, outdoor furniture, underground garage ramps and associated **structures**, **bicycle parking spaces**, community mailboxes as well as **structures** enclosing such elements, garbage chutes and associated enclosures, landscape elements, retaining walls and planters, chimneys, elements associated with outdoor amenities such as barbecues, fireplaces and seating, bollards, and porches and decks, either excavated or unexcavated may project above the permitted maximum heights shown on Diagram 4 of By-law 959-2021 to a maximum of 3.0 metres;
  - (iv) parapets, window washing and **building** maintenance equipment, decking, skylights, and roof access hatches, and below grade parking **structures**, including any associated membranes or waterproofing materials may project above the permitted maximum heights shown on Diagram 4 of By-law 959-2021 to a maximum of 1.8 metres; and
  - (v) terraces, thermal insulation, roofing membranes, pavers, **green roof** elements and roof ballasts may project above the permitted maximum heights shown on Diagram 4 of By-law 959-2021 to a maximum of 0.9 metres;
- (Q) Despite Regulations 40.10.40.70(3) and (4) and 40.10.40.80(2), the required minimum **building setbacks** and separation distances are shown on Diagram 4 of By-law 959-2021;
- (R) A **building setback** is not required from a corner rounding at the intersection of two **streets**;
- (S) Despite (Q) above, and Clauses 40.5.40.60 and 40.10.40.60, the following **building** elements may encroach into a required minimum **building setback** as follows:
- (i) mechanical equipment including heating, cooling and ventilating equipment, gas and electrical equipment and vibration dampening equipment, communications equipment, penthouses, enclosures and **structures** around elements listed above, including roofing membranes and **green roofs** on such enclosures, roof access vestibules, elevator overruns, lighting fixtures, trellises, vents, stacks, **structures** used for outside or open air recreation, stairs and stair enclosures, wind and privacy screens, guards and railings, safety equipment, ramps, fences, outdoor furniture, chimneys, underground garage ramps and associated **structures**, **bicycle parking spaces**, community mailboxes as well as **structures** enclosing such elements, landscape elements, retaining walls and planters, elements associated with outdoor amenities such as barbecues, fireplaces and seating, parapets, window washing and **building** maintenance equipment, bollards, decking, skylights, roof access hatches, including any associated membranes or waterproofing materials, terraces, thermal insulation, roofing membranes, pavers, **green roof** elements and roof ballast and porches and decks, either excavated or unexcavated;
  - (ii) awnings, roof overhangs, cornices, canopies, balconies and associated guards, ornamental elements such as decorative architectural features and garbage chutes and associated enclosures to a maximum of 2.5 metres;
  - (iii) eaves, cladding and pilasters to a maximum of 1.2 metres; and
  - (iv) windowsills to a maximum of 0.6 metres;
- (T) Despite Regulation 40.10.40.50(1)(A), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which at least 1.5 square metres for each **dwelling unit** is indoor **amenity space**;
- (U) Despite Regulation 40.10.40.50(1) and (T) above, the total indoor and outdoor **amenity space** required for **dwelling units** on Block 1 and Block 2 identified on Diagram 3 of By-law 959-2021 may be combined and provided entirely on either of Block 1 or Block 2 or a combination of both provided it is available for the use of residents of either Block;
- (V) Regulation 40.10.50.10(1)(B) shall not apply;



- (W) A **parking space** must be available for the use for which it is required;
- (X) Despite Regulation 40.5.80.10(1), **parking spaces** required for a use on Block 1 or Block 2 identified on Diagram 3 of By-law 959-2021 may be provided on either of Block 1 or Block 2 or a combination of both;
- (Y) A surface **parking space** may not be located in the **front yard**;
- (Z) Regulations 40.10.90.40(2) and 40.10.100.10(2), with respect to the number and location of **vehicle** access points and loading access point, do not apply;
- (AA) 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 minimum requirements:
  - (i) 0.6 **parking spaces** per **dwelling unit** for residents;
  - (ii) 0.1 **parking spaces** per **dwelling unit** for visitors;
  - (iii) Despite (i) above, for Block 2 identified on Diagram 3 of By-law 959-2021, 1.0 **parking space** per **dwelling unit** for residents is required in **townhouses**;
  - (iv) No **parking spaces** are required for non-residential uses; and
  - (v) A minimum of 4 **parking spaces** on Block 1 and Block 2 as shown on Diagram 3 of By-law 959-2021 must be exclusively reserved and signed for a **vehicle** or **vehicles** used only for car-share purposes;
- (BB) For the purposes of (AA) above:
  - (i) car-share means the practice where a number of people share the use of one or more **vehicles** that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) a car-share parking space means a **parking space** that is exclusively reserved and actively used for car-sharing;
- (CC) Despite Section 200.5 and (AA) above, for each parking space exclusively reserved and signed for a vehicle or vehicles used only for car-share purposes beyond the minimum required rate in (AA) above, the minimum number of resident parking spaces required may be reduced by four parking spaces, up to a maximum reduction as calculated by the following formula:  $4 \times (\text{the total number of dwelling units on Block 1 and Block 2 as shown on Diagram 3 of By-law 959-2021 divided by } 60)$ , rounded down to the nearest whole number;
- (DD) Despite Regulation 200.5.1.10(2), up to 10 percent of the required **parking spaces** may have a minimum length of 5.2 metres;
- (EE) Despite Regulations 200.5.1.10(2)(A)(iv), 200.5.1.10(2)(B)(iv), and 200.5.1.10(C)(iv), up to 10 percent of the required **parking spaces** may have a minimum width of 2.6 metres if they are obstructed on one or both sides by a fixed object such as a wall, column, bollard, fence or pipe situated within 0.3 metres of the side of the **parking space**, measured at right angles, and more than 1.0 metre from the front or rear of the **parking space**;
- (FF) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 3.0 metres from the **lot line** abutting a **street**;
- (GG) Regulations 200.15.1(4) and 200.15.15.4(2), with respect to the location of accessible **parking spaces**, do not apply;
- (HH) Despite Regulations 200.15.1(1) and 200.15.15.4(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 2.0 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.
- (II) Despite Clause 220.5.10.1, **loading spaces** must be provided in accordance with the following minimum requirements:
  - (i) For Block 1 as shown on Diagram 3 of By-law 959-2021 – 1 Type "G" **loading space**;



- (ii) For Block 2 as shown on Diagram 3 of By-law 959-2021 – 1 Type "C" **loading space**;
- (JJ) Despite Regulation 230.5.1.10(8), a **bicycle parking space** required for Block 1 or Block 2 identified on Diagram 3 of By-law 959-2021 may be provided on either of Block 1 or Block 2 or a combination of both;
- (KK) Regulation 230.5.1.10(9), with respect to long-term **bicycle parking space** location does not apply;
- (LL) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.2 metres;
- (MM) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (NN) Regulation 230.40.1.20(2) with respect to the location of "short-term" **bicycle parking spaces** does not apply;
- (OO) Regulations 40.10.40.1(3) and (5) with respect to residential use orientation to a **street**, and **building** orientation to a street, do not apply;
- (PP) Despite Regulation 5.10.30.1(1), no **building** or **structure**, except for below ground construction or foundations, and/or a retaining wall or earth berm, 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
- (QQ) 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: 959-2021 ]

(588) Exception CR 588

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, a **place of worship** is permitted if it complies with the specific use regulations in Section 150.50;
- (B) Despite land use permissions for this zone, **dwelling units** are permitted if:
  - (i) they are located in a **mixed use building**;
  - (ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**; and
  - (iii) not more than two **dwelling units** may be served by a common means of access and egress; and
- (C) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(589) Exception CR 589

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) Despite land use permissions for this zone, a **place of worship** is permitted if it complies with the specific use regulations in Section 150.50;
- (B) Despite land use permissions for this zone, **dwelling units** are permitted if:
- (i) they are located in a **mixed use building**;
  - (ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**;
  - (iii) not more than two **dwelling units** may be served by a common means of access and egress; and
  - (iv) **parking spaces** must be provided at a minimum rate of:
    - (a) 3 **parking spaces** per 100 square metres of **gross floor area** for an education and training facility use;
    - (b) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly** use that is a banquet hall;
    - (c) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;
    - (d) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;
    - (e) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use; and
    - (f) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses; and
- (C) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
- (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (D) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(590) Exception CL 590

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **dwelling units** are permitted only if:
- (i) they are located in a **mixed use building**; and
  - (ii) there is a maximum of one **dwelling unit** for each **service shop** located in the same **building**; and
- (B) The permitted maximum **gross floor area** is the greater of:
- (i) 25% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 23.0 metres from the original centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.;
  - (ii) the greater of 16.5 metres from the centre line of Brimley Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.; and
  - (iii) 3.0 metres from a **lot line** abutting any other **street**; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(591) Exception CR 591



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 33% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(592) Exception CR 592

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **vehicle fuel stations** and **vehicle service shops** are not permitted;
- (B) An **eating establishment** is a permitted if:
  - (i) it is a minimum of 21.0 metres from the RD zone; and
  - (ii) the **interior floor area** is not more than 214.0 square metres; and
- (C) A maximum of one **ancillary amusement device** is permitted per non-residential use;
- (D) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 22% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.;
  - (ii) the greater of 21.0 metres from the original centre line of Lawrence Ave. East, or 3.0 metres from a **lot line** abutting Lawrence Ave. East; and
  - (iii) 3.0 metres from a **lot line** abutting any other **street**; and
- (F) The minimum **building setback** from a **rear lot line** is 6.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(593) Exception CR 593

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **self-storage warehouse** is permitted;
- (B) A maximum of one **ancillary amusement device** is permitted per non-residential use;
- (C) The permitted maximum **gross floor area**, not including the area of any **basement**, is the greater of:
  - (i) 22% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and



(D) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) the greater of 21.0 metres from the centre line of Lawrence Ave. East, or 3.0 metres from a **lot line** abutting Lawrence Ave. East; and
- (ii) 3.0 metres from any other **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(594) Exception CR 594

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, a **place of worship** is permitted if it complies with the specific use regulations in Section 150.50;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
- (D) The minimum **building setback** is:
  - (i) 0.3 metres from a **side lot line**; and
  - (ii) 1.5 metres from a **rear lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(595) Exception CR 595

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **self-storage warehouse** is permitted;
- (B) A maximum of one **ancillary amusement device** is permitted per non-residential use;
- (C) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 22% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Lawrence Ave. East and Kennedy Rd., or 3.0 metres from a **lot line** abutting Lawrence Ave. East and Kennedy Rd.; and
  - (ii) 3.0 metres from any other **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(596) Exception CR 596

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **self-storage warehouse** is permitted;
- (B) A maximum of one **ancillary amusement device** is permitted per non-residential use;
- (C) The permitted maximum **gross floor area**, not including the area of any enclosed malls used for walkway purposes, is the greater of:
  - (i) 45% of the **lot area**; or



- (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Lawrence Ave. East and Kennedy Rd., or 3.0 metres from a **lot line** abutting Lawrence Ave. East and Kennedy Rd.; and
  - (ii) 3.0 metres from any other **street**; and
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 3 **parking spaces** per 100 square metres of **gross floor area** for an education and training facility use;
  - (ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly** use that is a banquet hall;
  - (iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;
  - (iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;
  - (v) 1.5 **parking spaces** per 100 square metres of **gross floor area** for a **day nursery** use; and
  - (vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(597) Exception CR 597

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 33% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(598) Exception CR 598

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Ellesmere Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Rd.; and
- (D) Despite Clause 40.10.40.60, a roof overhang may encroach into a required **building setback** from a **lot line** that abuts a **street** up to a maximum of 1.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(599) Exception CR 599

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) Despite land use permissions for this zone, **vehicle fuel stations, vehicle service shops, amusement arcades, and ancillary amusement devices** are not permitted uses;
- (B) The permitted maximum **gross floor area** is the greater of:
  - (i) 0.33 times the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The permitted maximum height of a **building** is the greater of:
  - (i) 8.0 metres; or
  - (ii) the height that **lawfully** existed on the date of enactment of this By-law; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (E) The rear **main wall** of the **building** must not be located more than 11.3 metres from the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(600) Exception CR 600

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **vehicle fuel stations, vehicle service shops, amusement arcades, and ancillary amusement devices** are not permitted uses;
- (B) The only use permitted on the second **storey** is office;
- (C) **eating establishment** is permitted if:
  - (i) the total **gross floor area** for all **eating establishment** uses is 232 square metres; and
  - (ii) **parking spaces** must be provided at a minimum rate of 10.5 **parking spaces** per 100 square metres of **gross floor area**; and
- (D) The permitted maximum **gross floor area** is the greater of:
  - (i) 0.5 times the area of the **lot**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (E) The permitted maximum height of a **building** is the greater of:
  - (i) 8.0 metres; or
  - (ii) the height that **lawfully** existed on the date of enactment of this By-law; and
- (F) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (G) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (H) Despite Clause 40.10.40.60, a roof overhang may encroach into a required **building setback** from a **lot line** that abuts a **street** up to a maximum of 1.0 metres; and
- (I) **landscaping** is not required for a **building** that **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(601) Exception CR 601

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **vehicle fuel stations, vehicle service shops, eating establishments, take-out eating establishments, amusement arcades, and ancillary amusement devices** are not permitted uses;
- (B) The only use permitted on the second **storey** is office;
- (C) The permitted maximum **gross floor area** is the greater of:



- (i) 0.5 times the area of the **lot**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (D) The permitted maximum height of a **building** is the greater of:
- (i) 8.0 metres; or
  - (ii) the height that **lawfully** existed on the date of enactment of this By-law; and
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (F) **landscaping** is not required for a **building** that **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(602) Exception CR 602

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is the greater of:
- (i) 25% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 16.5 metres from the original centre line of Brimley Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.;
  - (ii) the greater of 23 metres from the centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than those listed in (i) and (ii) above; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(603) Exception CR 603

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is the greater of:
- (i) 40 percent of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (B) The total combined maximum **gross floor area** of all **buildings** on Blocks A and B, Registered Plan 5153 must not exceed 2,089 square metres;
- (C) The total maximum **gross floor area** of all **buildings** on Block C, Registered Plan 5153 must not exceed 7,173 square metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 16.5 metres from the original centre line of Brimley Road and Danforth Road, or 3.0 metres from a **lot line** abutting Brimley Road and Danforth Road;
  - (ii) the greater of 23 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than those listed in (i) and (ii) above;
- (E) The requirements of (A), (B), (C) and (D) above, do not apply to a **transportation use**;
- (F) Clauses 40.10.30.40, 40.10.40.70, 40.10.40.80 and regulations 40.10.40.1(2), 40.10.40.10(5), and 40.10.100.10(1) do not apply to a **transportation use**;



- (G) Despite clause 40.5.40.40 floor space index is calculated only for the above ground portion of a **building or structure** with a **transportation use**; and
- (H) Despite regulation 40.10.40.40(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)

(604) Exception CR 604

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the outdoor sales or display of goods or commodities is only permitted if it is located:
- (i) within 30 metres of the **main wall**; and
  - (ii) within 210 metres of the west **lot line**; and
- (B) The permitted maximum **gross floor area** is the greater of:
- (i) 0.3 times the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) Despite (C) above, no minimum **building setback** from a **lot line** that abuts a **street** is required for patios, roof overhangs, canopies and supporting columns; and
- (E) **Parking spaces** for **personal service shops**, **retail stores**, and **eating establishments ancillary to retail stores** must be provided at a minimum rate of 5.0 **parking spaces** for each 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(605) Exception CR 605

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. is the greater of:
- (i) 5.0 metres; or
  - (ii) 23.0 metres from the original centreline of Eglinton Ave.; and
- (B) The minimum **building setback** from a **lot line** that abuts Brimley Rd. or Danforth Rd. is the greater of:
- (i) 3.0 metres; or
  - (ii) 16.5 metres from the original centreline of Brimley Rd. and Danforth Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(606) Exception CR 606

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted:
- (i) an office if it is only used for a real estate, an insurance, a travel agent, a trust company, or a finance company;
  - (ii) a **retail store** if:



- (a) it only sells automotive supplies, hobby supplies, furniture and lighting fixtures, photographic and art supplies, sporting goods, textiles and fabrics, and home improvement supplies; or
- (b) it is a drug store or delicatessen;
- (iii) a **personal service shop** if it is only used for a beauty parlour, or a cleaners;
- (iv) an **eating establishment** if the sale of foods and beverages is for consumption inside a **building**;
- (v) a **financial institution**;
- (vi) a **custom workshop** if it is only a custom tailor; and
- (vii) a photographic and art studio;
- (B) The permitted maximum **gross floor area** is the greater of:
  - (i) 40 percent of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the original centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**;
- (D) The requirements of (A), (B), and (C) above, do not apply to a **transportation use**;
- (E) Clauses 40.10.30.40, 40.10.40.70, 40.10.40.80 and regulations 40.10.40.1(2), 40.10.40.10(5), and 40.10.100.10(1) do not apply to a **transportation use**;
- (F) Despite clause 40.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (G) Despite regulation 40.10.40.40(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)

(607) Exception CR 607

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (i) 3.0 metres from a **lot line** that abuts Midland Ave. or McCowan Rd. and 5.0 metres if a **lot line** abuts Eglinton Ave.; or
  - (ii) 16.5 metres from the original centre line of Midland Ave. and McCowan Rd. and 23.0 metres from the original centre line of Eglinton Ave. E.; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(608) Exception CR 608

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. is the greater of:
  - (i) 5.0 metres; or
  - (ii) 23.0 metres from the original centreline of Eglinton Ave.; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)



(609) Exception CR 609

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

- (A) Despite land use permissions for this zone, **dwelling units** are permitted if:
  - (i) they are located in a **mixed use building**; and
  - (ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**; and
- (B) The permitted maximum **gross floor area** is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

Prevailing By-laws and Prevailing Sections: (None Apply)
- (C) the total maximum **gross floor area** permitted for all uses on a **lot** may exceed 40% of the **lot area** if the maximum **gross floor area** for all non-residential uses on the **lot** does not exceed 40% of the **lot area**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. E.; and
- (E) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;
  - (ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly** use that is a banquet hall; and
  - (iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use; and
  - (iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;
  - (v) 1 **parking space** per each **dwelling unit**; and
  - (vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

(611) (611) Exception CR 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) On lands known municipally as 815-845 Eglinton Avenue East, if the requirements of this By-law 1115-2022(OLT) are complied with, the erection or use of a **building, structure**, addition or enlargement is permitted in compliance with Regulations (B) through (II) below;
- (B) In addition to the uses permitted in Regulation 40.10.20.10(1), **public parking** is permitted below ground;
- (C) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may also be located on the same level or below non-residential use portions;
- (D) Despite Regulation 40.10.20.40(1), **dwelling units** are permitted in **apartment buildings, mixed-use buildings and townhouses**;
- (E) Despite Regulations 40.10.20.100(1) and 40.10.20.100(33) and Clauses 150.100.20.1 and 150.100.30.1 there is no maximum **interior floor area** for an **Eating Establishment, Entertainment Place of Assembly, Place of Assembly, Recreations Use and Take-Out Eating Establishment**;
- (F) Despite Regulation 40.10.20.100 (5), the maximum **interior floor area** for a **retail store** with **beverage manufacturing** use for beer, cider or wine is 2,500 square metres;
- (G) Despite Regulation 40.10.20.100(16), there is no maximum **interior floor area** for a **custom workshop**;



- (H) Despite Regulation 40.10.20.20(1)(A), an **outdoor patio** is not subject to Regulation 40.10.20.100(21);
- (I) For the purposes of this exception, an **outdoor patio** may include an outdoor patron area that is a non-residential use that is not **ancillary** to a non-residential use;
- (J) Outdoor open air markets may provide retail sales, food sales and other uses from kiosks, tents, **vehicles** and such facilities are not **buildings** or **structures**;
- (K) Despite Regulation 40.10.20.20(1)(A), the outdoor sale or display of goods or commodities is not subject to Regulation 40.10.20.100(20)(A) and 40.10.20.100(20)(C)
- (L) Despite Regulation 40.10.40.1(1)(B)(i), the permitted **dwelling units** may have direct access to a **street** or private right of way which is not a major street on the Policy Area Overlay Map;
- (M) Regulation 40.10.40.10(5) does not apply to **dwelling units** on the ground floor;
- (N) Despite Regulation 40.5.40.10(1) and (2), the **height** of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 131.8 metres, and the highest point of the **building** or **structure**;
- (O) Despite Regulation 40.10.40.10(1) and (2), the permitted maximum **height** of a **building** or **structure** is the numerical value in metres following the letters "HT" as shown on Diagram 7 of By-law 1115-2022(OLT);
- (P) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the numerical value following the letters "ST" as shown on Diagram 7 of By-law 1115-2022(OLT) excluding mechanical penthouses, mezzanines, generators, stair enclosures and elevator overruns;
- (Q) For the purpose of this exception, **dwelling units** on the ground floor having two levels will be considered to be one **storey** for the purpose of calculating the number of **storeys** permitted in accordance with Diagram 7 of By-law 1115-2022(OLT) and (P) above;
- (R) Despite Regulations 40.5.40.10(3) to (8) and (O) above, the following elements may exceed the permitted maximum **building** height as follows:
  - (i) a roof **structure** which is used to house stairwells for roof access and/or the mechanical, window washing, electrical or ventilation systems for the **building** by a maximum of 8.0 metres;
  - (ii) architectural features and design elements including skylights, parapets, cornices, mouldings, flashings, and landscape elements by a maximum of 3.0 metres;
  - (iii) elevator overruns, structural supports, railings, roof drainage, thermal insulation and roof ballast terraces, terrace or balcony guards and dividers, planters, stairs, stair enclosures, wall or **structure** elements and railings, lighting fixtures, vents, flues, ventilation shafts, pipes, access roof hatch, outdoor furniture, fence, pergolas, trellises, skylights, pools, **structures** used for wind protection purposes, signage, window washing equipment, lighting fixtures, lightning rods by a maximum of 5.0 metres;
  - (iv) generators by a maximum of 8.0 metres;
  - (v) outdoor amenity areas including fireplaces, and **structures** located on the roof used for outside or open air recreation, or safety by a maximum of 4.0 metres; and
  - (vi) **green roof** elements and/or **structures** by a maximum of 2.0 metres.
- (S) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are shown in metres on Diagram 7 of By-law 1115-2022(OLT);
- (T) Despite Regulation 40.10.40.80(2), the required minimum above-ground distance between **main walls** are shown in metres on Diagram 7 of By-law 1115-2022(OLT);
- (U) The required minimum **building** setbacks are shown on Diagram 7 of By-law 1115-2022(OLT);
- (V) Despite Regulation 5.10.40.70(1), Clause 40.5.40.60, Clause 40.10.40.60 and (S), (T) and (U) above, the following may encroach into a required **building setback**, setback, or minimum above-ground distance between **main walls**, as shown on Diagram 7 of By-law 1115-2022(OLT):
  - (i) balconies that project a maximum of 1.8 metres in depth provided such projecting balconies are not located:
    - (a) on **main walls** which are 15.0 metres or less from other **main walls**;
    - (b) on **main walls** of the 4th, 5th, and 6th **storeys** of all portions of the **building** over 17-**storeys** in height;



- (c) on **main walls** within 3.0 metres of the corners at the 4th **storey** and above of all portions of the **building** over 17 **storeys** in height; and
  - (d) on the **main walls** of the first 6 **storeys** of **buildings** facing Eglinton Avenue East, Laird Drive, the Privately-Owned Publicly Accessible Spaces (POPS) and the public **park**;
  - (ii) at-grade terraces by a maximum of 5.0 metres;
  - (iii) canopies and awnings by a maximum of 2.0 metres;
  - (iv) window sills by a maximum of 2.0 metres; and
  - (v) architectural features and design elements including entry portals, eaves, guardrails, landscape elements, ornamental elements, retaining walls, window washing equipment, vents, parapets, cornices, mouldings, flashings, railings, pergolas, trellises, lighting fixtures, **structures** used for wind protection purposes, signage, exterior stairways and railings, structural supports, wheelchair ramps and decks and ramps by a maximum of 2.0 metres;
- (W) Despite Clauses 40.5.40.40 and 40.10.40.40 the total **gross floor area** of all **building** and **structures** on the land must be provided in accordance with Section 11 of By-law 1115-2022(OLT);
- (X) Regulation 40.10.30.40(1) related to **lot coverage**, does not apply;
- (Y) Despite Clause 40.10.40.50, **amenity space** must be provided on the lands in accordance with the following:
- (i) a minimum of 2 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) a minimum of 2 square metres of outdoor **amenity space** per **dwelling unit**;
  - (iii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iv) indoor **amenity space** may include up to a maximum of 8 guest suites where such suites may contain either a kitchen or a bathroom.
- (Z) Regulation 40.10.40.50(1)(C) related to the outdoor component of **amenity space**, does not apply;
- (AA) Despite Regulations 200.5.10.1(1), (4) and (6), Table 200.5.10.1 and 200.5.1.10(2) **parking spaces** must be provided in accordance with Section 12 of By-law 1115-2022(OLT);
- (BB) Despite Clause 40.5.80.10 the **parking spaces** required by (AA) above:
- (i) may be provided on a non-exclusive basis and may be provided within a below ground **public parking** facility on the lands;
  - (ii) may be shared between the uses on the lands zoned CR SS2(x611) and EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT); and
  - (iii) may be located on any lands zoned CR SS2(x611) and/or EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT).
- (CC) Despite Regulation 40.10.100.10(A) and (C) **vehicle** access to the lands may be provided over lands zoned CR SS2(x611) and/or EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT), there may be more than one **vehicle** access permitted and **vehicle** access is not required to be from an abutting **lane**;
- (DD) Despite Clause 220.5.10.1 **loading spaces** must be provided in accordance with Section 13 of By-law 1115-2022(OLT);
- (EE) In addition to Regulation 40.10.90.10(1) the **loading spaces** required by (CC) above:
- (i) may be shared between the uses on the lands zoned CR SS2(x611) and EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT); and
  - (ii) may be located on any of the lands zoned CR SS2(x611) and/or EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT).
- (FF) Despite Regulation 40.10.90.40(1) or (3) access to **loading spaces** used for the lands may be provided over lands zoned CR SS2(x611) and/or EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT) and **vehicle** access to a **loading space** is not required to be from an abutting **lane**;
- (GG) Despite Article 230.5.1, **bicycle parking spaces** must be provided in accordance with Section 14 of By-law 1115-2022(OLT);
- (HH) The **bicycle parking spaces** required by (GG) above:



- (i) may be shared between the uses on the lands zoned CR SS2(x611) and EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT); and
  - (ii) may be located on any lands zoned CR SS2(x611) and/or EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT);
- (II) Despite any Regulation to the contrary, a portion of a **building** on the lands may be used for **parking spaces, bicycle parking spaces, loading spaces**, service, access and/or mechanical equipment that serve the uses of the lands shown as EO(x31) on Diagram 2 of By-law 1115-2022(OLT).

Prevailing By-laws and Prevailing Sections: (None Apply)

(612) Exception CR 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) On 1500-1536 St Clair Avenue West and 20-36 Caledonia Road, if the requirements of Section 12 and Schedule A of By-law 536-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 131.5 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2)(A), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law 536-2022;
- (D) Despite Regulations 40.5.40.10(3) to (8), 40.5.75.1(2) and (C) above, the following **building** elements and **structures** may project beyond the permitted maximum height of a **building** shown on Diagram 6 of By-law 536-2022:
  - (i) **Building** elements and **structures** on any roof such as elevator shafts, elevator overruns, stairs, stair towers, window washing equipment, building maintenance units, satellite dishes, lightning rods, chimneys, stacks, flues, vents, cooling towers, air intakes, mechanical, electrical, utility, or other equipment and devices used for the functional operation of the **building**, unenclosed heating equipment and power generators, the enclosure, screening or covering of equipment and devices, exoskeleton **structures**, antennas, cellular arrays, and related structural elements to a maximum of 8.0 metres;
  - (ii) **Building** elements and **structures** on any roof such as indoor **amenity space**, washrooms, a **green roof** and related elements, canopies, awnings, solar shades and related structural elements to a maximum of 8.0 metres;
  - (iii) **Building** elements and **structures** on any roof or at ground level used for outdoor **amenity space** or open air recreation including pergolas and playhouses, public art, **solar energy** devices, and access ramps, to a maximum of 3.0 metres;
  - (iv) **Building** elements and **structures** such as terrace/balcony dividers, privacy screens, guardrails, railings, balustrades, parapets, architectural elements, **landscaping**, public art, light fixtures, privacy screens, and roof drainage to a maximum of 2.0 metres;
  - (v) The total area of all equipment, **structures** or parts of a **building** referred to in (i) above, may cover no more than 80% of the area of the roof;
  - (vi) Acoustical screens and sound barriers/walls;
  - (vii) Safety and wind protection/mitigation features; and
  - (viii) Crash walls and **structures** associated with rail safety mitigation;
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 49,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 48,000 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 3,500 square metres; and
  - (iii) the required minimum **gross floor area** for non-residential uses is 1,100 square metres;
- (F) The permitted maximum number of **dwelling units** is 770, of which:
  - (i) A minimum of 15 percent of the total **dwelling units** must contain a minimum of two-bedrooms; and



- (ii) A minimum of 10 percent of the total **dwelling units** must contain a minimum of three-bedrooms;
- (G) Despite Regulation 40.10.40.1(1), residential use portions of a **building** are permitted to be located below, on or above the same **storey** as non-residential use portions of a **building**, however, **no dwelling unit** may be located below the portion of the **storey** closest in elevation to "finished grade";
- (H) Despite Regulation 40.10.40.1(2), the floor level of the portion of a first **storey** that accommodates a non-residential use must be within 0.2 metres of the ground measured at 1.0 metres outside of each pedestrian entrance to such non-residential space;
- (I) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is:
  - (i) 3.0 metres for residential uses; and
  - (ii) 4.5 metres for non-residential uses;
- (J) In addition to the elements which reduce **gross floor area** listed in Regulation 40.5.40.40(3), the **gross floor area** of any **building** is also reduced by the area in a **building** used for:
  - (i) All **parking spaces** provided at and above-ground any access thereto;
  - (ii) Storage rooms, electrical, utility, mechanical, and ventilation areas and rooms at and above ground level; and
  - (iii) All non-residential and residential **gross floor area** located below-ground level;
- (K) Despite Regulation 40.10.40.50(1)(A) and (B), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
  - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (L) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law 536-2022;
- (M) Despite (L) above, the required minimum **building setback** for the portion of the **storey** closest in elevation to "finished grade", is:
  - (i) 15.0 metres from the south **lot lines** along St. Clair Avenue West;
  - (ii) 17.0 metres, exclusive of structural support columns, from the portions of the most westerly **lot line** located within 25 metres of the south **lot lines** along St. Clair Avenue West; and
  - (iii) 20.0 metres, exclusive of structural support columns, from the portions of the most westerly **lot line** not described in (ii) above;
- (N) For the purpose of this By-law and more particularly (G) and (M) above, "finished grade" means the elevation of the finished ground surface measured at the nearest pedestrian sidewalk/walking path or vehicular **driveway**;
- (O) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 6 of By-law 536-2022;
- (P) Despite Clause 40.10.40.60, Regulations 5.10.40.70(1), 40.10.40.70(2) and (4) and 40.10.40.80(2) and (L), (M) and (O) above, the following elements and **structures** may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Decks, porches, patios and balconies, to a maximum extent of 1.8 metres;
  - (ii) Architectural elements, light fixtures and window sills, to a maximum extent of 0.5 metres;
  - (iii) Canopies and awnings, to a maximum extent of 3.0 metres;
  - (iv) **Landscaping**, public art, structures and equipment used for outdoor **amenity space** or open air recreation, access ramps and associated railings, exterior stairs, air vents, air shafts/intakes, and site servicing features;
  - (v) Crash walls and **structures** associated with rail safety mitigation;
  - (vi) Safety and wind protection/mitigation features; and
  - (vii) Acoustical screens and noise mitigation barriers;



- (Q) Despite Regulation 200.5.10.1(1), 200.5.10.1(2) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a maximum of 0.4 **parking spaces** for each **dwelling unit**;
  - (iii) a minimum of 0.1 residential visitor **parking spaces** for each **dwelling unit**; and
  - (iv) a minimum of 1.0 **parking spaces** for each 100 square metres of non-residential **gross floor area**;
- (R) Despite Regulation 200.5.10.1(1) and (R) above, "car-share parking spaces" may replace **parking spaces**, subject to the following:
- (i) a reduction of 4 residential occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) 4 multiplied by the total number of **dwelling units** divided by 60, rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (S) Despite Clause 200.15.1 and Regulation 200.15.10(1), ten (10) 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 metres wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017; and
  - (iii) Accessible **parking spaces** are required to be within 30 metres of a barrier free entrance to the **building** and passenger elevator that provides access to the first **storey** of the **building**;
- (T) Despite Clauses 40.10.90.1, 220.5.10.1, and Regulation 220.5.1.10(1), **loading spaces** must be provided as follows:
- (i) A minimum of one (1) Type "G" **loading space**; and
  - (ii) A minimum of one (1) Type "B" **loading space**;
- (U) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (V) Despite Regulations 230.5.1.10(4)(A)(i) and (ii), 230.5.1.10(5)(A) and 230.5.1.10(4)(C), the required minimum dimensions of a **stacked bicycle parking space** are:
- (i) length of 1.6 metres;
  - (ii) width of 0.3 metres; and
  - (iii) vertical clearance of 1.1 metres;
- (W) Despite Regulations 230.5.1.10(9) and 230.5.10.1(5), "long-term" **bicycle parking spaces** may be provided in any combination of vertical, horizontal or stacked positions, may be located in a secured room, and may be located on levels of the **building** below-ground level without being subject to any level increment requirement;
- (X) Despite Regulations 230.5.1.10(10) and 230.40.1.20(2), "short-term" **bicycle parking spaces** may also be provided as **stacked bicycle parking spaces**, may be provided in any combination of vertical, horizontal or stacked positions, may be located in a secured room and within a **building** and may be located more than 30 metres from a pedestrian entrance to the **building**; and



(Y) Despite Regulations 40.10.40.70(2), (4) and 40.10.40.80(2), no angular plane shall apply to the lands outlined by heavy lines in Diagram 1 of By-law 536-2022.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 536-2022 Enacted ]

(613) Exception CR 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) On the lands municipally known in the year 2022 as 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732, 1734 and 1736 Bayview Avenue, if the requirements of Section 7 and Schedule A are complied with, a **mixed-use building, structure**, addition or enlargement may be constructed in compliance with (B) through (AA) below:
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1 of By-law 1184-2022(OLT);
- (C) Despite Regulation 40.10.40.40(1), the maximum total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 16,700 square metres, subject to the following:
  - (i) the maximum residential **gross floor area** is 16,200 square metres;
- (D) The following shall apply to **dwelling units**:
  - (i) a maximum of 205 **dwelling units** are permitted;
  - (ii) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms, and a minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms; and
  - (iii) in the event that the calculation of the number of required **dwelling units** with three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (E) Despite Regulation 40.10.40.1(1), in the CR zone within a **mixed-use building**, residential use portions may be located on the same level as non-residential use portions, but **dwelling units** must not have direct frontage onto Bayview Avenue;
- (F) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 150.11 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite Regulation 40.10.40.10(2), the permitted maximum height of any **building** or **structure** is the height in metres specified by the numbers following the symbol 'HT' on Diagram 3 of By-law 1184-2022(OLT);
- (H) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 3 of By-law 1184-2022(OLT);
- (I) Despite Regulation (H) above, any portion of a **building** that is located between the Canadian Geodetic Datum elevations of 150.11 metres and 155.68 metres will be considered as one **storey**;
- (J) Despite (G) and (H) above and in addition to Regulations 40.5.40.10(4) and 40.5.40.10(6), the following elements may project above the permitted maximum **building** height as shown on Diagram 3 of By-law 1184-2022(OLT);
  - (i) **structures** and elements related to outdoor flooring and roofing assembly features by a maximum of 0.5 metres;
  - (ii) railings, guard rails, parapets, terrace walls, patios, planters, balustrades, bollards and ornamental or architectural features by a maximum of 1.5 metres;
  - (iii) landscape features, privacy and decorative screens, terrace dividers, fences, parapet walls and elements of a **green roof** by 2.0 metres;
  - (iv) enclosed stairwells, roof access, safety elements and maintenance equipment storage to a maximum of 2.0 metres;
  - (v) elevator shafts, elevator machine rooms and overruns, water supply facilities, chimneys, pipes, vents, shafts to a maximum of 3.0 metres;
  - (vi) cabanas, pergolas, trellises, and ancillary **structures** by a maximum of 3.5 metres; and



- (vii) electrical, utility, mechanical and ventilation equipment, cooling equipment and related structural, mechanical, enclosure and screening elements to a maximum of 6.0 metres;
- (K) Despite Regulations 40.5.40.10(5) and 40.5.40.10(8), the total area of all equipment and **structures** may cover no more than 40 percent of the area of the roof, measured horizontally;
- (L) Despite Regulation 40.10.40.70(2), the minimum required **building setbacks** in metres are as shown on Diagram 3 of By-law 1184-2022(OLT);
- (M) Despite (L) above and in addition to Regulations 40.10.40.60(1), 40.10.40.60(2), 40.10.40.60(3), 40.10.40.60(5), 40.10.40.60(6), 40.10.40.60(7), 40.10.40.60(8) and 40.10.40.60(9), the following **building** elements may also encroach into the required **building setbacks** as follows:
  - (i) roof overhangs, terraces, balustrades, trellises, canopies, awnings chimneys, vents, pipes cornices, eaves, railings, guardrails, parapets, landscape and **green roof** elements, planters, lighting fixtures, architectural and ornamental features, public art features, window washing equipment, decorative privacy screens, vents, wheelchair ramps, wind mitigation features and windowsills, to a maximum of 2.0 metres;
- (N) Despite Regulation 40.10.50.10(2), no fence is required along the north and south **side lot lines** abutting a **lot** in the Residential Zone category;
- (O) Despite Regulation 40.10.50.10(3), no **soft landscaping** is required along the north and south **side lot lines** abutting a **lot** in the Residential Zone category;
- (P) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
  - (i) At least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) At least 1.0 square metre of outdoor **amenity space** for each **dwelling unit**; and
  - (iii) The indoor residential **amenity space** does not need to be contiguous with the outdoor residential **amenity space**;
- (Q) Despite Regulation 40.10.90.40(1)(A), access to a **loading space** may be provided from Bayview Avenue;
- (R) Despite Regulation 40.10.100.10(1)(A), **vehicle** access to the **lot**, may be provided from Bayview Avenue;
- (S) Despite Regulation 200.5.10.1(1) and 200.5.10.1(2) and Table 200.5.10.1, **vehicle parking spaces** must be provided and maintained in accordance with the following minimum requirements:
  - (i) 0.5 **parking spaces** per **dwelling unit** for residential occupants; and
  - (ii) 0.1 **parking spaces** per **dwelling unit** for the shared use of residential visitors and non-residential uses;
- (T) Despite Regulation 200.5.1.10(2), a maximum of five (5) percent of the total **parking spaces** provided on the **lot** may have a minimum width of 2.6 metres, and may be obstructed on one side as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (U) Despite Regulation 200.5.1.10(2)(D), Electric **Vehicle** Infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (V) Despite Regulations 200.15.1(1) and 200.15.1(3), accessible **parking spaces** must comply with the following
  - (i) accessible **parking spaces** 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.
- (W) Despite Regulation 200.15.1(4), an accessible **parking space** must be located within 25 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;



- (X) Despite Regulation 230.5.1.10(4), **stacked bicycle parking spaces** provided in a horizontal orientation may have the following minimum dimensions:
- (i) a minimum length of 1.8 metres;
  - (ii) a minimum width of 0.45 metres; and
  - (iii) a minimum vertical clearance for each **bicycle parking space** of 1.2 metres.
- (Y) Despite Regulation 230.5.1.10(9), long-term **bicycle parking spaces** are permitted to be located on all levels of the **building** and **parking garage** both above and below a Canadian Geodetic Datum elevation of 150.11 metres;
- (Z) Despite Regulation 230.5.1.10(10), required short-term **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (AA) Section 600.30, with regards to inclusionary zoning, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(614) Exception CR 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) On 2370 Finch Avenue West, if the requirements in Section 6 and Schedule A of By-law 1123-2022(OLT) are complied with, a **building** or **structure** may be constructed in compliance with regulations (B) to (F) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 14,655 square metres, of which:
- (i) The permitted maximum **gross floor area** for residential uses is 14,445 square metres; and
  - (ii) The minimum required **gross floor area** of non-residential uses is 210 square metres.
- (C) Despite Regulations 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1123-2022(OLT) and Regulations 40.10.40.60 and 40.5.40.60 shall continue to apply;
- (D) Despite Regulations 40.10.40.10(2) and (7), the permitted maximum height of any **building** or **structure** must not exceed the numbers following the symbol "HT" and the number of **storeys** following the symbol "ST" on Diagram 3 of By-law 1123-2022(OLT) and Regulation 40.5.40.10 shall continue to apply except that a parapet for a mechanical penthouse shall not be subject to Regulation 40.5.40.10 and may exceed the permitted height of a **building** or **structure**;
- (E) A minimum of 34.9 percent of the total number of **dwelling units** must contain a minimum of two bedrooms and a minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms;
- (F) Despite regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) A reduction of four resident occupant **parking spaces** for each "car-share parking space" provided and that the maximum reduction be capped by the application of the following formula:
    - (a) 4 multiplied by (total number of **dwelling units** divided by 60), rounded down to the nearest whole number;
  - (ii) For the purposes of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for "car-share" purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1123-2022(OLT) ]

(615) Exception CR 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) On lands known municipally as 36 and 38 Fieldway Road as shown on Diagram 1 of By-law 959-2022, a **building** or **structure** may be erected, used or enlarged in compliance with regulations (B) to (V) below:
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum gross floor area of all **buildings** and **structures** on the **lot** is 9,600 square metres, provided:
- (i) the maximum residential **gross floor area** is 9,600 square metres; and
  - (ii) the maximum non-residential **gross floor area** is 550 square metres;
- (C) In addition to the elements, which reduce **gross floor area** listed in Regulations 40.5.40.40(3) and (5), the **gross floor area** of a **mixed use building** or an **apartment building** is also reduced by the area in the **building** used for:
- (i) all **bicycle parking spaces** provided at and above ground level;
  - (ii) storage rooms and areas, waste collection and recycling areas, electrical, utility, mechanical, and ventilation rooms and areas, provided below, at or above ground level;
  - (iii) ventilation ducts, utility shafts, and vehicular ramps;
  - (iv) all indoor **amenity space**; and
  - (v) the area of a void in a floor if there is a vertical clearance of more than 2.95 metres between the top of the floor below the void and the ceiling directly above it;
- (D) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 45 percent;
- (E) Despite Regulation 40.10.40.1(1), residential use portions of a **building** may be located below or on the same level as non-residential use portions of a **building**;
- (F) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the distance between the Canadian Geodetic Datum elevation of 120.88 metres and the highest point of the **building** or **structure**;
- (G) Despite Regulations 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" on Diagram 6 of By-law 959-2022;
- (H) Despite (G) above and Regulations 40.5.40.10(3) to (8) and 40.5.75.1(2), the following **building** elements and **structures** are permitted to project beyond the permitted maximum **building** and **structure** height limits shown on Diagram 6 of By-law 959-2022 and the area and coverage restrictions for rooftop **building** element and **structure** projections do not apply:
- (i) guard rails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, railings, planters, cornices, seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, access ramps and ramps to underground, safety and wind protection/mitigation features, parapets and elements of a **green roof** and solar energy devices may project by a maximum of 3.0 metres;
  - (ii) ornamental elements, landscape elements, structures used for outside **amenity space** or open air recreation; including pools and associated equipment, light monitors, light fixtures, pergolas, architectural features and trellises may project by a maximum of 4.0 metres;
  - (iii) canopies, awnings, and related architectural elements may project by a maximum of 8.0 metres;
  - (iv) public art features, exoskeleton **structures**, stairs, stair towers and enclosures, roof access, flues, vents, air intakes, antennas, satellite dishes and cellular arrays may project by a maximum of 7.0 metres;
  - (v) **building** elements and **structures** such as window washing equipment, including Building Maintenance Unit (BMU) and cranes, may project by a maximum of 7.0 metres;
  - (vi) mechanical penthouse, perimeter walls, mechanical equipment, indoor **amenity space**, washrooms, enclosures of mechanical equipment and unenclosed heating equipment, provided they are located in the area labelled "MPH Floor" on Diagram 6 of By-law 959-2022, may project by a maximum of 7.0 metres;
  - (vii) **building** elements and **structures** such as elevator overruns, lightning rods, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, cellular arrays, roof access, parapets and elements of a **green roof**, provided they are located in the area labelled "MPH Floor" on Diagram 6 of By-law 959-2022, may project by a maximum of 7.5 metres; and



- (viii) **building** elements and **structure** height projections permitted in (i) to (v) above are also permitted within the area labelled "MPH Floor " on Diagram 6 By-law 959-2022;
- (I) Despite Regulation 40.10.40.10(5), the minimum height of the first **storey** for non-residential uses, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.8 metres, and the minimum height of the first **storey** for residential uses, measured between the floor of the first **storey** and the ceiling of the first storey, is 2.8 metres;
- (J) Despite Regulation 40.5.40.60(1) and 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law 959-2022;
- (K) Despite Clauses 40.10.40.70 and 40.10.40.80, no **angular planes** or related **main wall** separation requirements are applicable to the lands identified on Diagram 1 of By-law 959-2022;
- (L) Despite (J) above and Clause 40.10.40.60, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) elements and features such as eaves, window sills, damper equipment to reduce **building** movement, architectural flues, pillars and satellite dishes may encroach a maximum of 1.0 metres into any required **building setback**;
  - (ii) elements and features such as balconies and platforms may encroach a maximum of 2.0 metres into any required **building setback**;
  - (iii) elements and features such as pergolas, cabanas, guardrails, balustrades, railings, decorative/acoustic doors and screens, light fixtures, awnings and canopies may encroach a maximum of 3.0 metres into any required **building setback**;
  - (iv) despite subsection (iii) above, a canopy, awning or similar **structure**, with or without structural support, may encroach without limitation into a required minimum **building setback** that abuts a **street**, if no part of the canopy, awning or similar **structure** is located more than 8.0 metres above the elevation of the ground directly below it;
  - (v) elements and features such as trellises and planters may encroach a maximum of 5.0 metres into any required **building setback**;
  - (vi) elements and features such as ventilation shafts, and elements required for the functional operation of a **building**, site servicing features, stairs, stair enclosures, wheelchair ramps and fences may encroach a maximum of 6.0 metres into any required **building setback**; and
  - (vii) elements and features such as public art installations, art and landscape features, satellite dishes, lightning rods, antennae, flag poles and window washing equipment including Building Maintenance Unit (BMU) and crane may encroach a maximum of 1.0 metres into any required **building setback**;
- (M) The maximum number of **dwelling units** permitted is 135 **dwelling units**, subject to compliance with the following:
- (i) a minimum of 10 percent of the total **dwelling units** must have three or more bedrooms;
  - (ii) a minimum of 15 percent of the total **dwelling units** must have two bedrooms; and
  - (iii) if either of the calculations as a percentage of total **dwelling units** pursuant to subsections (i) and (ii) above results in a percentage with a decimal place, the percentage will be rounded up to the nearest whole number from 0.5 or above;
- (N) Despite Regulations 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
- (O) Despite Regulations 40.5.80.1(1) and 200.5.1(2), Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.64 **parking spaces** for each **dwelling unit** for the use of residents of the **building**;
  - (ii) a minimum of 0.10 **parking spaces** for each **dwelling unit** for the use of residential visitors to the **building**; and
  - (iii) a minimum of 2 "car-share parking spaces" for the use of residents of the **building**.



- (a) for the purposes of this exception "car-share" means the practice where a number of people share the use of one or more cars that are owned by a for-profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (b) for the purposes of this exception "car-share parking space" means a **parking space** that is reserved and actively used for "car-share" purposes;
- (P) Despite Regulations 200.5.1.10(2)(A) and (D), Electric Vehicle Infrastructure, including electrical vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- (Q) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following dimensions:
- (i) minimum length of 5.6 metres;
  - (i) minimum length of 5.6 metres;
  - (ii) minimum width of 3.4 metres; and
  - (iii) minimum vertical clearance of 2.1 metres;
- (R) Despite Clauses 40.10.90.1 and 220.5.10.1, **loading spaces** must be provided and maintained as follows:
- (i) a minimum of one (1) Type "G" **loading space**;
- (S) Despite Regulations 230.5.10.1(1) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following minimum rates:
- (i) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (T) Despite Regulations 230.5.1.10(4) and (5), a **stacked bicycle parking space** must have the following minimum dimensions:
- (i) a minimum length of 1.6 metres;
  - (ii) a minimum width of 0.45 metres; and
  - (iii) a minimum vertical height of 1.1 metres;
- (U) Despite Regulations 230.5.1.10(9) and (10) and 230.40.1.20(1), "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions, and may be located in a secured room or area on the first floor, mezzanine or second floor of a **building** above ground or any level below ground without any **bicycle parking space** occupation increment requirements;
- (V) Despite Regulations 230.5.1.10(9) and (10) and Clause 230.40.1.20, "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions, may be located in a secured room or area on the first floor, mezzanine or second floor of a **building** above ground or any level below ground and may be located more than 30 metres from a pedestrian entrance.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 959-2022 ]

(616) Exception CR 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) On 4415, 4417, 4419 and 4421 Sheppard Avenue East, as shown on Diagram 1 of By-law 1019-2022, if the requirements of Section 6 and Schedule A of By-law 1019-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (Q) below;
- (B) Despite Regulations 40.10.20.40(1)(A) and (B), an **apartment building**, and **mixed use building** are permitted;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 171.15 metres and the elevation of the highest point of the **building** or **structure**;



- (D) Despite Clause 40.10.30.40, the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 75 percent;
- (E) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1019-2022;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1019-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, structures and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 6.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 6.0 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 6.0 metres;
- (G) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as the non-residential use portions of the **building** provided the **dwelling units** are located to the rear of the non-residential uses on the first **storey** and have direct access to Fulham Street;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 17,991 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 17,665 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses is 325 square metres;
- (I) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1019-2022;
- (J) A minimum of 142 square metres of publicly-accessible open space (POPS) must be provided in the area shown on Diagram 3 attached to By-law 1019-2022;
- (K) Despite Regulation 40.10.40.60(1):
  - (i) a platform with a floor level no higher than the floor level of the first **storey** of the **building** may encroach into the required minimum building setback by 2.7 metres;
  - (ii) a platform with a floor level higher than the floor level of the first storey of the **building** may encroach into the required minimum **building setback** a maximum of 1.8 metres;
- (L) Despite Regulation 40.10.40.60(2), a canopy, awning or similar **structure**, with or without structural support, or a roof over a platform which complies with provision (J) above, may encroach into a required minimum **building setback** for the **building** as follows:
  - (i) to the same extent as the platform it is covering; and
  - (ii) if it is not covering a platform, the canopy, awning or similar **structure**, a maximum of 1.8 metres;
- (M) Despite Regulation 40.10.40.60(3), exterior stairs providing access to a **building** or **structure** may encroach into a required minimum **building setback**;
- (N) Despite Regulation 40.10.40.60(5), architectural features on a **building** may encroach into a required minimum **building setback** a maximum of 0.3 metres;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) no minimum **parking spaces** are required for residential occupants;
  - (ii) a maximum of 195 **parking spaces** for **dwelling units** for residential occupants, which may include "car-share parking spaces";



- (iii) a minimum of 2 **parking spaces** plus 0.05 **parking spaces** per **dwelling unit** for the use of residential visitors;
  - (iv) a maximum of 1 parking space per **dwelling unit** for the first 5 **dwelling units** plus 0.1 **parking space** per **dwelling unit** for the 6th and subsequent **dwelling units** for the use of residential visitors;
  - (v) no minimum **parking spaces** are required for non-residential uses;
  - (vi) a maximum of 4.0 **parking spaces** per 100 square metres of non-residential **gross floor area**, which may include "car-share parking spaces";
- (P) Despite Regulation 200.15.10(1) and (2), a minimum of one of the required residential visitor **parking spaces** must be an accessible **parking space**, a minimum of 5 percent of the provided residential occupant **parking spaces** must be accessible **parking spaces**, and a minimum of one of the provided non-residential **parking spaces** must be an accessible **parking space**; and
- (i) where the calculation of the required accessible **parking spaces** results in a fraction, the number is rounded up to the nearest whole number;
- (Q) For the purpose of this exception:
- (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 nonprofit car-sharing organization, with such car-share motor **vehicles** to be made available for short term rental, including hourly rental. Car-share organizations may require that the car-share motor vehicles be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
  - (ii) "car-share parking space" means a **parking space** exclusively reserved and used only for "car-share" purposes whereby the **vehicle** is accessible to at least the occupants of the **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1019-2022 ]

(617) Exception CR 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) On 1801 and 1807 Eglinton Avenue West, if the requirements of Section 8 and Schedule A of By-law 895-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (U) below;
- (B) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 170.42 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters HT as shown on Diagram 3 of By-law 895-2022;
- (D) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 895-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 8.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures**, and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 8.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 4.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and



- (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (E) Despite Regulation 40.5.40.10(5), equipment, **structures**, or parts of a **building** exceeding the maximum **building** height may cover more than 30 percent of the roof of the **building**;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 33,225 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 32,115 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,110 square metres.
- (G) Despite Regulations 40.5.40.70(1), 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and required minimum separation distances of **main walls** are as shown in metres on Diagram 3 of By-law 895-2022;
- (H) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (G) above, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** and separation of **main walls** shown on Diagram 3 of By-law 895-2022:
  - (i) balconies to a maximum of 1.8 metres; and
  - (ii) cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, terraces, eaves, window sills, bay windows, planters, ventilation shafts, guardrails, balustrades, railings, stairs and stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, to a maximum of 3.5 metres.
- (I) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may also be located on the same level as non-residential use portions;
- (J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) For residential occupants:
    - (a) No minimum **parking spaces** are required per **dwelling unit**; and
    - (b) A maximum of 0.65 **parking spaces** for each **dwelling unit**;
  - (ii) For residential visitors:
    - (a) A minimum of 2.0 plus 0.01 **parking spaces** for residential visitors per **dwelling unit**;
  - (iii) no **parking spaces** are required for non-residential uses; and
  - (iv) A minimum of two (2) "car-share parking spaces".
- (K) Despite Regulations 200.15.1(1) to (4) and By-law 579-2017, accessible **parking spaces** must be provided and maintained on the **lot** 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 and barrier-free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017;
  - (iii) accessible **parking spaces** must be located within 16.0 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (L) Despite Regulation 200.15.10(1), three (3) of the provided **parking spaces** must be accessible **parking spaces**;
- (M) Despite Clause 220.5.10.1, a minimum of one Type "G" **loading space** must be provided and maintained on the **lot**;
- (N) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;



- (O) Despite Regulation 230.5.10.1(1) and (5) and Table 230.5.10.1(1), a minimum of 0.9 "long-term" and 0.1 "short-term" **bicycle parking spaces** per **dwelling unit** must be provided and maintained on the **lot**;
- (P) Despite Regulation 230.40.1.20(1), "long-term" and "short-term" **bicycle parking spaces** may be located in an enclosed room;
- (Q) Despite regulation 230.5.1.10(7), no shower and change facilities are required;
- (R) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.
- (S) Regulations 230.5.1.10(9) and 230.40.1.20(2), with respect to the location of "long-term" and "short-term" **bicycle parking spaces**, do not apply;
- (T) Regulations 200.15.1(4) and 200.15.15.4(2), with respect to the location of accessible **parking spaces**, do not apply;
- (U) For the purpose of this exception, a mezzanine level is not considered a **storey**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 895-2022 Enacted ]

(618) Exception CR 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) On 1978-2002 Lake Shore Boulevard West, if the requirements of By-law 982-2022, including Section 6 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 78.80 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 982-2022;
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** is the number following the letters "ST" as shown on Diagram 3 of By-law 982-2022;
  - (i) for the purpose of this exception, a mechanical penthouse does not constitute a **storey**;
- (E) For the purposes of this exception:
  - (i) "Tower 1" means the portion of the **building** identified as HT 115.0 and ST 36 on Diagram 3 of By-law 982-2022; and
  - (ii) "Tower 2" means the portion of the **building** identified as HT 65.0 and ST 20 on Diagram 3 of By-law 982-2022;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 982-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, elevator overrun and machine room, chimneys, and vents, by a maximum of 7 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 7 metres;



- (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 5 metres;
  - (v) planters, landscape features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 5 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5 metres;
- (G) Despite (F) above, only the following may project above the portion of "Tower 2" identified as HT 65.0 or ST 20 on Diagram 3 of By-law 982-2022;
  - (i) mechanical lift, noise mitigation, window washing equipment, lightning rods, balustrades, cornices, elevator overrun and machine room, guardrails, stair enclosures, vents, chimney, roof access and wind mitigation features, by a maximum of 3 metres;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 47,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 46,800 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses is 150 square metres;
- (I) In addition to the **building** elements listed in regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** and an **apartment building** is also reduced by the areas in a **building** used to access and store **bicycle parking spaces** in a **building**;
- (J) Despite Regulation 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 3 of By-law 982-2022;
- (K) Despite Regulation 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and separation of **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 3 metres;
  - (ii) canopies and awnings, by a maximum of 3 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3 metres;
  - (iv) cladding on the exterior surface of the **main wall** of a **building**, by a maximum of 1.5 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 3 metres;
  - (vii) eaves, by a maximum of 1.5 metres;
  - (viii) a dormer, by a maximum of 1.5 metres; and
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 3 metres;
- (L) the provision of all **dwelling units** shall be subject to the following:
  - (i) a minimum of 30 percent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
  - (iii) If the calculation of the number of required **dwelling units** pursuant to (i) and (ii) above, results in a number with fraction, the number is rounded down to the nearest whole number;
  - (iv) Despite (i) and (ii) above, the two and three bedroom **dwelling unit** requirements do not apply to the 'affordable housing units' provided in accordance with Schedule A of By-law 982-2022;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.33 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.06 residential visitor or non-residential **parking spaces** for each **dwelling unit**;
  - (iii) the minimum number of residential occupant **parking spaces** for the affordable housing units required in Schedule A of By-law 982-2022 shall be calculated at a rate of 0.1 **parking spaces** per **dwelling unit**;
- (N) Despite (M) above, a minimum rate of 0.1 residential occupant **parking spaces** for each **dwelling unit** applies to the affordable housing units required by Schedule A of By-law 982-2022;



- (O) Despite Regulation 200.5.1.10(2), a maximum of five (5) percent of the total number of **parking spaces** provided on the **lot** may have a minimum width of 2.6 metres, despite being obstructed on one or both sides;
- (P) Despite Regulation 200.5.1.10(2), Electric **Vehicle** Infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to **parking space**;
- (Q) Despite (M) above, "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) four multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (R) Despite Regulation 230.5.1.10(9), "long term" and "short term" **bicycle parking spaces** for **dwelling units** or for non-residential uses may be located anywhere below ground and/or on the ground level of the **building**;
- (S) Despite Regulation 230.5.1.10(10), "short term" **bicycle parking spaces** for **dwelling units** or for non-residential uses may also be located in any combination of vertical, horizontal or stacked configurations;
- (T) Despite Regulation 230.5.1.10(4), **bicycle parking spaces** must comply with the following minimum dimensions:
  - (i) Where the bicycles are to be placed in a vertical position on a wall, **structure** or mechanical device:
    - (a) a minimum length of 1.2 metres;
    - (b) a minimum width of 0.45 metres; and
    - (c) a minimum vertical clearance of 1.9 metres;
  - (ii) Where the bicycles are to be placed in a horizontal position:
    - (a) a minimum length of 1.8 metres;
    - (b) a minimum width of 0.45 metres; and
    - (c) a minimum vertical clearance of 1.9 metres;
  - (iii) Where the bicycles are to be placed in a **stacked bicycle parking space**:
    - (a) a minimum length of 1.8 metres;
    - (b) a minimum width of 0.45 metres; and
    - (c) a minimum vertical clearance of 1.2 metres;
- (U) Despite the Regulation 220.5.10.1, a minimum of one Type "G" **loading space** and one Type "C" **loading space** is required.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)(270(a) of former City of Toronto By-law 438-86. [ By-law: 982-2022 Enacted ]

(619) Exception CR 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 655-663 Queen Street West and 178 Bathurst Street, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below:



- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 91.97 metres to the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.10.20.100(1)(A), the permitted total **interior floor area** of all **service shops**, **eating establishments**, **take-out eating establishments**, **retail services** and **retail stores** may not exceed 1,000 square metres;
- (D) Despite Regulation 40.10.40.1(1), residential use portions of the **building** must be located above non-residential use portions of the **building**, other than residential lobby access, residential **bicycle parking spaces** and residential storage rooms;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure**, is the number following the HT symbol in metres as shown on Diagram 3 of By-law 1158-2022(OLT);
- (F) Despite Regulations 40.5.40.10(6) and (7) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) unenclosed **structures** providing safety or wind protection to rooftop **amenity spaces**, guardrails, railings and dividers, **structures** for open air recreation, pergolas, trellises, balustrades, eaves, screens, roof drainage, windowsills, terraces, light fixtures, architectural features and ornamental elements, **landscaping**, and planters may project above the height limits to a maximum of 3.0 metres; and
  - (ii) parapet walls, including those associated with a **green roof**, may project above the height limits of a **building** and the heights permitted for equipment and **structures** located on the roof of a **building** as per Regulation 40.5.40.10(4), to a maximum of 2.0 metres;
- (G) Despite Regulation 40.10.40.40(1) the permitted maximum **gross floor area** is 5,950 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 5,000 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,000 square metres;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are shown in metres on Diagram 3 of By-law 1158-2022(OLT);
- (I) Despite Regulation 40.10.40.60(5) and (H) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) cornices, architectural features, light fixtures, ornamental elements, parapets, pillars, columns and support **structures**, thermal insulation, eaves, windowsills, and site servicing features to a maximum of 0.75 metres; and
  - (ii) unenclosed **structures** providing safety or wind protection to rooftop **amenity spaces**, patios, trellises, **structures** for outside or open air recreation, pergolas, terraces, guardrails, railings and dividers, balustrades, screens, planters to a maximum of 8.0 metres;
- (J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, no **parking spaces** for any uses on the **lot** are required;
- (K) Despite Regulation 230.5.1.10(8), "short-term" **bicycle parking spaces** may be located within the municipal right-of-way immediately adjacent to the **lot**;
- (L) Despite Regulations 230.5.1.10(10) and 230.40.1.20(2), a "short-term" **bicycle parking space** may be located in a stacked bicycle parking space; and
  - (i) A minimum of 4 "short-term" **bicycle parking spaces** must be provided on the **lot** and may be located within the first level below-ground;
- (M) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.94 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.13 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (N) A minimum of 31 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms and a minimum of 9.2 percent of the total number of **dwelling units** must contain a minimum of three bedrooms.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1158-2022(OLT) ]



(620) Exception CR 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 4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road as shown on Diagram 1 attached to By-law 922-2022, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum of 127.45 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.20.100(1)(A), the permitted total **interior floor area** of all **cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments** on a lot may not exceed 890 square metres;
- (D) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**, provided that no **dwelling units** or **bed-sitting rooms** are located on the ground floor;
- (E) Regulation 40.10.40.1(6) shall not apply to the **lot**;
- (F) A maximum of 41 percent of the residential units shall be **dwelling units** for independent living; and the remaining residential units are **bed-sitting rooms** used for memory care and assisted living, which are not considered **dwelling units**;
- (G) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law 922-2022;
- (H) Regulation 40.10.40.10(5) does not apply to washrooms, change rooms, serveries, theatre room, and storage areas;
- (I) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a building is the number following the letters "ST" as shown on Diagram 6 of By-law 922-2022;
  - (i) for the purpose of this exception and notwithstanding the definition of **storey**, mezzanines, loft areas, mezzanines used for mechanical purposes, and mechanical penthouses above grade do not constitute as a **storey**.
- (J) Despite Regulations 40.5.40.10(4), (5), (6), (7) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 of By-law 922-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, mechanical penthouse, mechanical penthouse roof access, maintenance equipment storage, elevator shafts and overruns, chimneys, and vents, by a maximum of 6.25 metres;
  - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (iii) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
  - (iv) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres.
- (K) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 19,610 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 19,360 square metres; and
  - (ii) the permitted minimum **gross floor area** for non-residential uses is 250 square metres.
- (L) Despite Regulation 40.10.30.40(1), the maximum permitted **lot coverage** is 59 percent of the **lot area**;
- (M) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law 922-2022;
- (N) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 6 of By-law 922-2022;



- (O) Despite Clause 40.10.40.60 and (M) and (N) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, balconies, canopies and awnings, by a maximum of 5.5 metres;
  - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 2 metres;
  - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast and cladding, by a maximum of 1 metre;
  - (iv) window projections, including bay windows and box windows, by a maximum of 1 metre;
  - (v) eaves, by a maximum of 1 metre;
  - (vi) a dormer, by a maximum of 1 metre;
  - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1 metre; and
  - (viii) guards and guardrails, railings, parapets, terraces, privacy and wind screens, landscape planters and terrace platforms may project beyond the required **building setback** to the extent of the **main wall** of the **storey** below.
- (P) Despite Regulation 40.10.90.10(1), one **loading space** that is not in a **building** or **structure** may be located in the north side yard;
- (Q) Despite Regulation 200.5.1.10(2)(A)(iv), 18 percent of the required **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.19 **parking spaces** per **dwelling unit** or **bed-sitting room**, of which a minimum of 3 **parking spaces** shall be reserved for visitor and non-residential uses of the **building**.
- (S) 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 with an adjacent 1.5 metre wide barrier free aisle or path as shown in Diagram 1 of By-law 579-2017; and
  - (iii) vertical clearance of 2.1 metres.
- (T) Despite Regulations 220.5.10.1(1), (3) and (5), a minimum of one (1) Type "G" **loading space** is required on the **lot**;
- (U) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), 10 "short-term" **bicycle parking spaces** are required to be provided on **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 922-2022 ]

(621) Exception CR 621

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, an **eating establishment** is only permitted if it is on a **lot** that is located a minimum of 91.0 metres from a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
- (i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave.; and
  - (ii) 3.0 metres from a **lot line** that abuts any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(622) Exception CR 622



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the uses permitted are limited to:
  - (i) **vehicle fuel station**;
  - (ii) **vehicle service shop**;
  - (iii) **vehicle washing establishment**;
  - (iv) car/truck leasing if the use is limited to a maximum of 15 **vehicles** consisting of cars and/or trucks, with the trucks having a maximum carrying load of 454 kilograms; and
  - (v) **retail store** if total maximum **gross floor area** for all **retail store** uses must not exceed 150 square metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, and 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave., or Kennedy Rd.; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(623) Exception CR 623

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, an office does not include a medical office;
- (B) A minimum of 5.0 square metres of office use must exist for each 1.0 square metre of non-office uses on the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, and 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave. or Kennedy Rd.;
- (D) **Parking spaces** must be provided at a minimum rate of 2.9 for each 100 square metres of **gross floor area**;
- (E) An above ground parking **structure** must not exceed a maximum height of 20.0 metres; and
- (F) All **parking spaces** must have a minimum size of 2.7 metres by 5.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) exception numbers 58 and 68 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9350 prevail.

(624) Exception CR 624

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the only uses permitted are:
  - (i) an office that is not a medical office;
  - (ii) a **dwelling unit** in a **detached house**; and
  - (iii) **private home daycare**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres; and
  - (ii) 6.0 metres for that portion of the **main wall** with a **vehicle** access to a **parking space**; and
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;



- (D) A **lot** with a **detached house** must comply with the following:
- (i) the minimum **building setback** from a **side lot line** is:
    - (a) 0.3 metres for that portion of a **building** containing a **parking space**; and
    - (b) 0.9 metres in all other cases; and
  - (E) **Parking spaces** must be located in a **side yard** or **rear yard**;
  - (F) **Parking spaces** must be provided at a minimum rate of:
    - (i) 1 **parking space** per each **dwelling unit**; and
    - (ii) 3.5 **parking spaces** for each 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

- (A) exception number 69 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9350.

(625) Exception CR 625

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 30.0 metres;
- (B) The **gross floor area** of all **buildings** must not exceed the **lot area**;
- (C) **Amenity space** must be provided in each **building** at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (D) The minimum **building setback** from a **rear lot line** is 15.0 metres;
- (E) **financial institutions**, **retail stores** and **personal service shops** are also permitted if:
  - (i) they are located on the ground floor; and
  - (ii) the **interior floor area** of all **financial institutions**, **retail stores** and **personal service shops** does not exceed 1400.0 square metres; and
- (F) The maximum height of a **building** is:
  - (i) 10.0 metres for all **building** walls facing a **detached house** and those within 3.0 metres of the required **rear yard setback**, measured from the lowest grade elevation to the eaves of the said walls; and
  - (ii) 15.0 metres in all other cases; and
- (G) A strip of land immediately abutting the entire length of the south and east **lot lines** and having a with a minimum width of 3.0 metres, must be used for no other purpose than **landscaping**;
- (H) **Parking space** must be provided at a minimum rate of 1.2 for each **dwelling unit**; and
- (I) A **parking space** must not be located in the **front yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(626) Exception CR 626

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the only uses permitted are:
  - (i) an office that is not a medical office;
  - (ii) a **dwelling unit** in a **detached house**; and
  - (iii) **private home daycare**; and
- (B) The maximum height of a **detached house** is the lesser of 9.0 metres and 2 **storeys**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and



(D) The minimum **building setback** from a **side lot line** that does not abut a **street** is 0.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(627) Exception CR 627

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite land use permissions for this zone, the only uses permitted are:

- (i) an office that is not a medical office;
- (ii) a **dwelling unit** in a **detached house**; and
- (iii) **private home daycare**; and

(B) The uses permitted in (A) above, are not permitted in combination with one another on the same **lot**, except for (ii) and (iii);

(C) A **detached house**:

- (i) must be located on a **lot** that has a minimum **lot frontage** of 15.0 metres and a minimum **lot area** of 510 square metres;
- (ii) must be set back a minimum of 5.0 metres from a **lot line** that abuts a **street**;
- (iii) must be set back from a **side lot line** a minimum of:
  - (a) 0.3 metres for the part of the **building** (garage or carport) that contains a **parking space**; and
  - (b) 0.9 metres for all other parts of the **building**; and
- (iv) must be set back below grade the greater of 3.0 metres and the distance between the elevation of the lowest floor of the parking **structure** and the elevation of the ground at the **front lot line**; and

(D) For an office use:

- (i) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (a) 3.0 metres and;
  - (b) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kennedy Rd.; and
- (ii) the minimum **building setback** from a **rear lot line** is 3.0 metres;
- (iii) the minimum **building setback** of a **structure** below grade is the greater of 3.0 metres and the distance between the elevation of the lowest floor of the **structure** and the elevation of the ground at the **front lot line**;
- (iv) **parking spaces** must be provided at a minimum rate of 3.22 for each 100 square metres of **gross floor area**;
- (v) access to the required **parking spaces** must be provided via a **driveway** having a minimum width of 4.5 metres;
- (vi) lands located between the **front lot line** and the minimum **front yard setback** line must be used for no other purpose than **landscaping** and an access **driveway**; and
- (vii) a minimum 1.5 metre and 1.0 metre wide strip of land immediately abutting the **rear lot line** and **side lot lines** respectively, must be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(628) Exception CR 628

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the land use permissions for this zone:



- (i) a **personal service shop** and **retail store** are permitted if each use does not exceed a **gross floor area** greater than 450 square metres; and
- (ii) an **eating establishment** is permitted if:
  - (a) it does not exceed a **gross floor area** greater than 97.5 square metres; and
  - (b) **parking spaces** are provided at a minimum rate of 5.0 for each 100 square metres of **gross floor area** for **eating establishment** uses; and
- (B) Despite the zoning provisions of this By-law, the existing **structures** on this site, at the time of the passing of this By-law, may remain as sited; and
- (C) For a below grade **structure** the minimum **building setback** is the greater of 3.0 metres and the distance between the elevation of the lowest floor of the below grade **structure** and the elevation of the ground at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(629) Exception CR 629

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, the only uses permitted are:
  - (i) an office that is not a medical office;
  - (ii) a **dwelling unit** in a **detached house**; and
  - (iii) **private home daycare**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres for the **main wall** of the **building** with a **vehicle** entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases; and
- (C) A **parking space** not in a **detached house** must be located in a **side yard** or **rear yard**; and
- (D) the house existing on the **lot** prior to the date of the enactment of this by-law is permitted with a **building setback** of 0.8 metres from the **lot line** abutting Kennedy Rd.; and
- (E) Office uses and parking facilities in a **rear yard** are not permitted unless municipal storm water drainage facilities are available.

Prevailing By-laws and Prevailing Sections: (None Apply)

(630) Exception CR 630

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, a **recreation use** that is a bowling alley is only permitted if:
  - (i) the **gross floor area** of the bowling alley is not more than 37% of the **lot area**; and
  - (ii) the bowling alley is the sole use on the **lot**; and
- (B) Despite land use permissions for this zone, an **eating establishment** is only permitted if it is on a **lot** that is located a minimum of 91.0 metres from a **lot** in the Residential Zone category; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
  - (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Bonis Avenue, Huntingwood Dr. and Birchmount Rd.;
  - (ii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave., Warden Ave. and Kennedy Rd.; and
  - (iii) 3.0 metres from a **lot line** that abuts any other **street**.



Prevailing By-laws and Prevailing Sections: (None Apply)

(631) Exception CR 631

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, an **eating establishment** is only permitted if it is on a **lot** that is located a minimum of 91.0 metres from a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
  - (i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave.; and
  - (ii) 3.0 metres from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(632) Exception CR 632

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, an **eating establishment** is only permitted if it is on a **lot** that is located a minimum of 91.0 metres from a **lot** in the Residential Zone category; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
  - (i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave., or Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(633) Exception CR 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) On 1406-1428 Yonge Street, if the requirements of By-law 1110-2022 are complied with, a **building, structure** may be constructed, used or enlarged in compliance with (B) to (O) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the vertical distance between the Canadian Geodetic Datum of 143.37 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1110-2022;
- (D) Despite Regulations 40.5.40.10 (3) to (8), and (C) above, the following **building elements and structures** are permitted to project above the permitted maximum heights shown on Diagram 3 of By-law 1110-2022;
  - (i) Architectural features, air intake and air handling units, communication equipment, cooling tower, exit stairs, stairs, stair enclosures, fences, flues, landscape and public art features, noise attenuation walls, pipes, window washing equipment, and elevator machine room to a maximum of 6.5 metres;
  - (ii) Mechanical penthouse to a maximum of 5 metres;
  - (iii) Elevator overruns to a maximum of 6.5 metres above the height of the mechanical penthouse;
  - (iv) Awnings, chimneys, bicycle racks, bollards, guardrails, lighting fixtures, Planters, ornamental elements, cornices, platforms, railings, retaining walls, parapets, railings, balustrades, roof drainage systems, screens, stacks, terraces, **green roof**, trellises, insulation and roof surface materials, vents, wind mitigation screens, and window sills, to a maximum of 2.5 metres;



- (v) Elements or **structures** on any portion of a roof used for outside or open air recreation, including required residential **amenity space** to a maximum of 3.0 metres;
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 30,100 square metres, of which:
  - (i) The permitted maximum **gross floor area** for residential uses is 29,860 square metres;
- (F) Despite Regulation 40.10.40.50(1), **amenity space** must be provided as follows:
  - (i) at least 1.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 308 square metres of outdoor **amenity space**, of which at least 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (G) Despite Regulation 40.5.40.70(1) and Regulation 40.10.40.70(2), the required minimum **building setbacks** are identified in metres on Diagram 3 of By-law 1110-2022;
- (H) Despite Regulations 40.10.40.60(1) to (8) and (G) above, the following **building** elements and **structures** may encroach into the required minimum **building setbacks** as follows:
  - (i) awnings and canopies, light fixtures, pergolas, pillars, patios, decks, guard rails and railings, wind screens and privacy and/or divider screens, air vents and intakes and site servicing features, to a maximum of 2.0 metres;
  - (ii) juliette balconies to a maximum of 0.5 metres; and
  - (iii) structural columns located in the north setback;
- (I) Regulation 40.10.40.70(2)(G), with respect to **angular plane** requirements does not apply;
- (J) Despite Regulation 200.5.1.10(2), Regulation 200.5.10.1(1), Regulation 200.15.10(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands in accordance with the following:
  - (i) a minimum of 0 **parking spaces** for residential uses;
  - (ii) a minimum of 0 **parking spaces** for non-residential uses;
  - (iii) a minimum of 0 **parking spaces** for visitors;
  - (iv) a minimum of 0 **parking spaces** for visitors;
  - (v) despite (i) above **parking spaces** must be provided at a maximum rate of:
    - (a) 0.3 for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
    - (b) 0.5 for each one bedroom **dwelling unit**;
    - (c) 0.8 for each two bedroom **dwelling unit**; and
    - (d) 1.0 for each three or more bedroom **dwelling unit**;
- (K) Despite Regulations 200.5.1.10(2)(A)(iv), 200.5.1.10(2)(B)(iv), and 200.5.1.10(2)(C)(iv), no additional space is required when the side of a **parking space** is obstructed by any part of a wall, column, bollard, fence or pipe;
- (L) Despite Clause 40.10.90.1, and Regulation 220.5.10.1(2), **loading spaces** must be provided as follows:
  - (i) one (1) Type "B" **loading space**, which may be provided on a turntable; and
  - (ii) one (1) Type "C" **loading space**;
- (M) Despite Regulation 230.5.1.10(9)(A), "long-term" **bicycle parking spaces**, including **stacked bicycle parking spaces**, may be located in a secured room, in a locker, or area on any floor of a **building** above or below ground level in any combination of vertical, horizontal or stacked positions if a bicycle elevator is provided;
- (N) Despite Regulation 230.40.1.20(2), a "short term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance and may be located on any floor of a **building** above or below ground level;
- (O) Despite Regulations 230.5.1.10(4) and (5) **stacked bicycle parking spaces** must have minimum dimensions as follows:



- (i) minimum length of 1.8 metres;
- (ii) minimum width of 0.45 metres, and
- (iii) minimum vertical clearance for each **bicycle parking space** of 1.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1110-2022 ]

(634) Exception CR 634

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone:
  - (i) an **eating establishment** is only permitted if it is on a **lot** that is located a minimum of 91.0 metres from a **lot** in the Residential Zone category; and
  - (ii) a **vehicle fuel station** and a **vehicle service shop** are not permitted uses; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
  - (i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave., or Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(636) Exception CR 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) On 60 Mill Street, if the requirements of By-law 1149-2022(OLT) are complied with, a **building** or **structure**, may be constructed, used or enlarged in compliance with (B) to (M) below.
- (B) Despite Regulation 40.10.20.10(1) the only permitted uses are a **hotel**, **eating establishment**, **outdoor patio**, **personal service shop**, office uses, **place of assembly**, and **ancillary** uses.
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 77.9 metres and the elevation of the highest point of the **building** or **structure**.
- (D) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" as shown on Diagram 3 of By-law 1149-2022(OLT).
- (E) Despite Regulation 40.10.40.10 (7), the permitted maximum number of **storeys** in a **building** is the numerical value following the letters "ST" as shown on Diagram 3 of By-law 1149-2022(OLT):
  - (i) for the purposes of this exception, a "mezzanine level" does not constitute a **storey** and is a level located between the first **storey** and the second full **storey**, provided that the **gross floor area** of the mezzanine level must not exceed 50 percent of the **gross floor area** of the first **storey** in the **building**.
- (F) Despite regulations 40.5.40.10(6) and (7) and (D) above, the following **building** elements and **structures** may exceed the permitted maximum height limits shown on Diagram 3 of By-law 1149-2022(OLT):
  - (i) parapets, fences and safety railings, planters and elements or structures on the roof of the **building** used for outside or open air recreation, safety or wind protection purposes, and landscape features, by a maximum of 3.5 metres.
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum non-residential **gross floor area** of all **buildings** and **structures** on the **lot** is 26,800 square metres.
- (H) Despite Regulation 40.10.40.70(2) and Article 600.10.10, the required minimum **building setbacks** and separation distances are as shown in metres on Diagram 3 of By-law 1149-2022(OLT).



(I) Despite (H) above and Regulations 5.10.40.70(1) and (2), and Clauses 40.5.40.60 and 40.10.40.60, the following **building** elements and **structures** may project into the required minimum **building setbacks** as follows:

(i) cornices, lighting fixtures, architectural features, signs, ornamental structures, trellises, canopies, columns, window washing equipment, stairs, heritage features, mechanical fans, balustrades, safety or wind protection measures, and landscape features by a maximum of 1.8 metres.

(J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:

(i) a minimum of 0.29 **parking spaces** for each 100 square metres of non-residential **gross floor area**.

(K) Despite Regulation 200.15.10.10 (1), four (4) accessible **parking spaces** shall be provided.

(L) Despite Regulations 220.5.10 (3) and (6), one Type B **loading space** must be provided in accordance with regulation 220.5.1.10 (8)(B).

(M) Section 600.10, with regards to tall building setbacks in the downtown area of the City, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1149-2022(OLT) ]

**(637) Exception CR 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) On 380 Donlands Avenue, as shown on Diagram 1 of By-law 849-2022, if the requirements of By-law 849-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (R) below;

(B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 125.99 metres and elevation of the highest point of the **building** or **structure**;

(C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 4 of By-law 849-2022;

(D) Despite Regulation 40.10.40.10 (5) the required minimum height of the lobby area on the first **storey** is 2.9 metres;

(E) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 4 of By-law 849-2022;

(i) for the purpose of this exception, a mezzanine and a mechanical penthouse does not constitute a **storey**;

(F) Despite Regulations 40.5.40.10(3) to (7) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:

(i) wind and privacy screens, cornices, balcony guards, lighting fixtures, ornamental elements such as decorative architectural features, vents, and stacks, pilasters to a maximum of 3 metres;

(ii) mechanical equipment including heating, cooling and ventilating equipment, gas and electrical equipment and vibration dampening equipment, communications equipment, enclosures and **structures** around elements listed above including **green roofs** on such enclosures, roof access vestibules, elevator overruns, trellises, **structures** used for outside or open air recreation, and stairs and stair enclosures to a maximum of 7.0 metres;

(iii) guards and railings, safety equipment, ramps, fences, outdoor furniture, as well as **structures** enclosing such elements, landscape elements, retaining walls and planters, chimneys, and porches and decks, either excavated or unexcavated to a maximum of 3.0 metres;

(iv) parapets, window washing and **building** maintenance equipment, decking, skylights, and roof access hatches, to a maximum of 1.8 metres; and

(v) terraces, thermal insulation, roofing membranes, pavers, **green roof** elements and roof ballasts to a maximum of 0.9 metres;



- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 5,850 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 5,440 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 410 square metres;
- (H) A maximum of 73 **dwelling units** are permitted on the **lot** of which:
- (i) A minimum of 15 percent must contain two or more bedrooms; and
  - (ii) A minimum of 9 percent must contain three or more bedrooms;
- (I) Despite Regulation 40.10.40.50(1)(B):
- (i) the outdoor **amenity space** is not required to be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (ii) indoor pet amenities shall count towards the indoor **amenity space** requirements;
- (J) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 849-2022;
- (K) Despite Regulation 40.10.40.60 (1):
- (i) Balconies and patios are not permitted to encroach into the minimum required setback on the west side of the **building**;
  - (ii) Balconies and patios on the south side of the **building** may not encroach into the minimum required setback;
  - (iii) Balconies and patios on the north side of the **building** with a floor level higher than the first **storey** must be setback a minimum of 1.3 metres from the property line abutting O'Connor Drive; and
  - (iv) Balconies and patios on the east side of the **building** with a floor level higher than the first **storey** must be setback a minimum of 1.2 metres from the property line abutting Donlands Avenue;
- (L) Despite Regulations 40.5.40.60(1), 40.10.40.60(2) and (j) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) a canopy or similar structure, with or without structural support, on a wall that abuts a **street** and located a minimum of 4.0 metres above the elevation of the ground directly below it by a maximum extent of 1.5 metres;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** at a minimum rate of:
- (i) a minimum of 0.6 residential occupant **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.6 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.6 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 0.6 residential occupant **parking spaces** for each three bedroom and greater **dwelling unit**;
  - (v) a minimum of 0.16 residential visitor **parking spaces** for each **dwelling unit**; and
  - (vi) required **parking spaces** for commercial uses may be shared with residential visitor **parking spaces**;
- (N) Despite Regulation 200.5.10.1 (12) the total number of resident **bicycle parking spaces** required pursuant to this by-law, the number of **parking spaces** for residents provided on the **lot** may be provided at a reduced rate of 1 **parking space** for every five (5) **bicycle parking spaces** provided in excess of the minimum number of required **bicycle parking spaces**, provided the reduction is not greater than 20 percent of the total minimum **parking spaces** required;
- (O) Despite Article 220.5.10, one Type "G" **loading space** shall be provided;
- (P) Despite Regulations 230.5.1.10(9) and 230.30.1.20(1), "long term" **bicycle parking spaces** may be located on the first and second **storeys** of the **building** and on levels of the **building** below-ground;
- (Q) Despite Regulation 230.5.1.10(10), "long term" and "short term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces**;



(R) Despite Regulation 230.5.10.1(4), residential visitor and retail use **bicycle parking spaces** may be shared.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 849-2022 Enacted ]

(638) Exception CR 638

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(639) Exception CR 639

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.6 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** abutting Kingston Rd. is the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.;
- (C) The maximum **building** height is the lesser of 3 **storeys** or 10.0 metres;
- (D) The minimum number of **parking spaces** required for a **hotel** use is 1.0 **parking space** for each bedroom unit; and
- (E) **Parking spaces** must be provided at a minimum rate of 2.4 **parking spaces** for each 100.0 square metres of **gross floor area** for office uses.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 31 of Exceptions List - Schedule 'C' of former City of former City of Scarborough zoning by-law 10010.

(640) Exception CR 640

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(641) Exception CR 641

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** abutting Kingston Rd. is the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
- (C) The minimum **building setback** from a **lot line** abutting the RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(642) Exception CR 642

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **lot line** abutting the RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(643) Exception CR 643

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) the greater of 21.0 metres from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(644) Exception CR 644

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(645) Exception CR 645

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** abutting Eglinton Ave. E. is the greater of 23.0 metres from the original centre line of Eglinton Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(646) Exception CR 646

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The land use permissions for this zone, only the following uses are permitted; office use not including dental or medical offices, **day nursery, club, funeral home, personal service shop, place of worship, recreation use, eating establishment, take-out eating establishment, retail store, art studio and performing arts studio**;
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(647) Exception CR 647

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, only the following uses are permitted; office use not including dental or medical offices, **day nursery, club, funeral home, personal service shop, place of worship, recreation use, eating establishment, retail store, art studio and performing arts studio**;
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** abutting Eglinton Ave. E. is the greater of 23.0 metres from the original centre line of Eglinton Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(648) Exception CR 648

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, only the following uses are permitted; **vehicle dealership, vehicle service shop**, office use not including dental or medical offices, **day nursery, club, funeral home, personal service shop, place of worship, recreation use, eating establishment, retail store, art studio, and performing arts studio**;
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the original centre line of Eglinton Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from the **lot line** abutting any other **street**; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.



Prevailing By-laws and Prevailing Sections: (None Apply)

(650) Exception CR 650

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, only the following uses are permitted; office use not including dental or medical offices, **day nursery, club, funeral home, personal service shop, place of worship, recreation use, eating establishment, retail store**, art studio, and **performing arts studio**;
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the original centre line of Eglinton Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(651) Exception CR 651

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted; office, medical office, **financial institution, personal service shop**, and **retail store**; [ By-law: 1092-2021 ]
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **rear lot line** is 8.8 metres;
- (E) A **parking space** is not permitted within 3.0 metres of a **lot line** abutting a **street**;
- (F) Parking must be provided at a minimum rate of 4.0 **parking spaces** per 100.0 square metres of **gross floor area**; and
- (G) A canopy may project a maximum of 1.2 metres into the required **building setback** abutting Eglinton Ave. E.

Prevailing By-laws and Prevailing Sections: (None Apply)

(652) Exception CR 652

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted; **financial institution**, office use not including a medical office, **day nursery, club, funeral home, personal service shop, place of worship, recreation use, eating establishment, take-out eating establishment, retail store**, performing art studio, and **artist studio**;
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the original centre line of Eglinton Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) the greater of 21.0 metres from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.



Prevailing By-laws and Prevailing Sections: (None Apply)

(653) Exception CR 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) On 2151 Kingston Road, if the requirements of By-law 915-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 150.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), residential use portions, including **dwelling units**, on the first **storey** of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (D) Despite Regulation 40.10.40.10 (2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law 915-2022;
- (E) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.95 metres;
- (F) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 5 of By-law 915-2022; and
  - (i) for the purpose of this exception, an elevator overrun, elevator entrance, elevator lobby and stairs enclosure providing access to the rooftop **amenity space** does not constitute a **storey**;
- (G) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 915-2022:
  - (i) elements of the roof of the **building** or **structure** used for **green roof** technology or alternative roofing system parapets, railings, terraces, patios, planters, balustrades, bollards, safety railings, guard railings, chimneys, vents, stacks, and exhaust stacks, retaining walls, wheelchair ramps, ornamental or architectural features, roofing assembly, garbage chutes and vents, and roofs to a maximum of 1.5 metres;
  - (ii) privacy screens, wind mitigation features, terrace dividers, cabanas, fences, pergola, trellises, public art features, **landscaping** features, lighting fixtures, pool, pool deck and railing, pool mechanical equipment, ramps, stairs or stair enclosures, mechanical lift, heating and cooling units, towers, stacks and associated components, elevator shafts, make-up air units, emergency generator, window washing equipment, mechanical penthouses, portions of the building or structures enclosing indoor residential **amenity space**, mechanical equipment and any associated enclosure **structures**, awnings, eaves, roof drainage, window sills, light fixtures, wind and noise mitigation and associated structural elements to a maximum of 4.5 metres; and
  - (iii) elevator overrun to a maximum of 6.0 metres;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 915-2022;
- (I) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) cornices, light fixtures, awnings, ornamental elements, cladding, parapets, privacy screens, **landscaping** features, trellises, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, canopies, balconies, underground garage ramps, architectural feature wall, and associated **structures** may extend up to 1.5 metres beyond the heavy lines shown on Diagram 5 of By-law 915-2022;
- (J) Where a **dwelling unit** has two **storeys** and direct access to a **street**, a **home occupation**:
  - (i) must be located on the ground floor;
  - (ii) despite Regulation 150.5.20.1(6), may have employees in the **dwelling unit** who are not the business operator;
  - (iii) for the purpose of this exception, is not required to be the principal residence of the business operator for the **dwelling unit**;



- (iv) despite Regulations 150.5.20.1(1)(A),(B),(C) and (D), may:
    - (a) sell, rent or lease physical goods directly from the **dwelling unit**;
    - (b) be a **personal service shop**;
    - (c) be an office or medical office for a professional regulated under the College of Physicians and Surgeons of Ontario;
    - (d) be an office or medical office for a professional regulated under the Regulated Health Professions Act, 1991, S.O. 1991, c. 18, as amended;
  - (v) despite Regulation 150.5.20.1(2), may have clients or customers attending the premises for:
    - (a) consultations;
    - (b) receiving services; or
    - (c) obtaining physical goods; and
  - (vi) despite Regulation 150.5.40.40, the floor area for a **home occupation** may not exceed 100 square metres;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a maximum of 0.7 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
  - (ii) a maximum of 1.0 **parking space** for each bachelor **dwelling unit** greater than 45 square metres;
  - (iii) a maximum of 0.8 **parking spaces** for each one bedroom **dwelling unit** or **dwelling unit** that includes home occupation;
  - (iv) a maximum of 0.9 **parking spaces** for each two bedroom **dwelling unit**;
  - (v) a maximum of 1.1 **parking spaces** for each three bedroom and greater **dwelling unit**; and
  - (vi) a minimum of 0.1 residential visitor **parking spaces** for each **dwelling unit**;
- (L) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) 4 multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;
  - (ii) a minimum of 3 "car-share" **parking spaces** must be provided on the **lot**;
  - (iii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iv) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (M) Despite Regulation 200.15.10(1) and (2), a minimum of 3 of the required **parking spaces** on the **lot** are required to be accessible **parking spaces**;
- (N) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following dimensions:
- (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres; and
  - (iii) a minimum vertical clearance of 2.1 metres;
- (O) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (P) Despite Regulation 200.15.1(4), a minimum of 2 accessible **parking spaces** must be located within 25 metres of a barrier free entrance to a passenger elevator that provides access to the first storey of a **building**;
- (Q) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is:



- (i) For a horizontal **bicycle parking space**:
    - (a) a minimum length of 1.8 metres;
    - (b) a minimum width of 0.6 metres; and
    - (c) a minimum vertical clearance from the ground of 1.9 metres;
  - (ii) For a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device:
    - (a) a minimum length or vertical clearance of 1.9 metres;
    - (b) a minimum width of 0.6 metres;
    - (c) a minimum horizontal clearance from the wall of 1.2 metres; and
  - (iii) If a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres;
- (R) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.07 "short-term **bicycle parking spaces** for each **dwelling unit**;
- (S) Regulation 230.40.1.20(2), with respect to the location of "short-term" **bicycle parking spaces** relative to the **building** entrance, does not apply;
- (T) A minimum of one Type G **loading space** must be provided on the **lot**; subject to the following:
- (i) for the purpose of this exception, "Type G Loading Space" means a loading space that is a minimum of 4.0 metres wide, 13.0 metres long and has a minimum vertical clearance of 6.1 metres; and
- (U) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms pursuant to (i) and (ii) above results in a number with a fraction, the number is rounded up to the nearest whole number.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 915-2022 ]

(654) Exception CR 654

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, only the following uses are permitted; **financial institution**, office use not including a medical office, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **take-out eating establishment**, **retail store**, performing art studio, and **artist studio**;
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**; (C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(655) Exception CR 655



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted; **financial institution**, office use not including a medical office, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **take-out eating establishment**, **retail store**, performing art studio, and **artist studio**;
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**; (C) a maximum of 4.0 **dwelling units** are permitted;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.;
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (E) **Parking spaces** must be provided as follows:
  - (i) a minimum 1.0 **parking spaces** for each **dwelling unit**;
  - (ii) a minimum 10.0 **parking spaces** for each 100.0 square metres of **gross floor area** for **eating establishment** uses;
  - (iii) a minimum of 3.0 **parking spaces** for each 100.0 square metres of **gross floor area** for the following uses: **financial institution**, office, **day nursery**, **club**, **funeral home**, **personal service shop**, **retail store**, performing art studio and **artist studio**; and
  - (iv) in compliance with the parking rates in Chapter 200 for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(656) Exception CR 656

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **vehicle fuel station** and **vehicle service shop** are not permitted uses;
- (B) The permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the original centre line of Eglinton Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) the greater of 21.0 metres from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(657) Exception CR 657

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the original centre line of Eglinton Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)



(658) Exception CR 658

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 1423-1437 Bloor Street West and 278 Sterling Road, if the requirements of By-law 927-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) For the purposes of this exception, the **front lot line** shall be the **lot line** abutting Bloor Street West;
- (C) Despite Regulation 40.10.40.1(1), residential lobby access is permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (D) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 113.06 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres as shown on Diagram 3 of By-law 927-2022;
- (F) Despite (E) above and Regulations 40.5.40.10(4) to (7), and 40.5.40.10(6), the following equipment and **structures** may project beyond the permitted maximum height of a **building**, in accordance with the following:
  - (i) **structures** located on the area of the **building** shown on Diagram 3 of By-law 927-2022 denoted as "HT 59.5" used for elevators, elevator overruns, window washing equipment, and related structural elements as well as **structures** on any roof used exclusively for the storage of mechanical, electrical, or other equipment used for the functional operation of the **building** by a maximum of 7.0 metres and may cover no more than 65 percent of the area of the roof of the **building**, measured horizontally;
  - (ii) **structures** of any roof used for outdoor **amenity space** or open air recreation and elements of a **green roof** by a maximum of 4.0 metres; and
  - (iii) balcony dividers, privacy screens, parapets, architectural elements, landscape features, light fixtures, acoustical and privacy screens, sound barriers, and wind mitigation equipment by a maximum of 2.0 metres.
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 14,900 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 14,500 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 400 square metres; and
  - (iii) a minimum of 100 square metres of non-residential **gross floor area** must be provided.
- (H) Of the total number of **dwelling units** provided on the **lot**:
  - (i) a minimum of 15 percent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units**.
- (I) Despite Regulation 40.10.40.50(1), a building with 20 or more **dwelling units** must provide **amenity space** at the following rate:
  - (i) at least 2.2 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 1.5 square metres of outdoor **amenity space** for each **dwelling unit**.
- (J) The permitted maximum floor area for each **storey** of a **building** above a height of 20.0 metres, as measured from the Canadian Geodetic Elevation of 113.06, is 850 square metres, measured from the exterior of the **main wall** of each floor level;
- (K) Despite Regulation 40.10.40.70(2) and 40.10.40.80(2), the required minimum building setbacks and the required minimum separation of main walls are as shown in metres, on Diagram 3 of By-law 927-2022;
- (L) Despite (K) above, the required minimum **building setback** for the ground floor between a height of 0 metres and 4.5 metres is:
  - (i) 2.9 metres from the **lot line** abutting Bloor Street West to the **main wall** of the **building** at the ground floor;



- (ii) 6.5 metres from the **lot line** abutting Perth Avenue to the **main wall** of the **building** at the ground floor; and
  - (iii) 3.7 metres from the **lot line** abutting Sterling Road to the **main wall** of the **building** at the ground floor.
- (M) Despite (K) above and Regulations 40.10.40.60(1) to (9), the following elements may encroach into the required minimum **building setbacks** and minimum separation distances as follows:
  - (i) cornices, window sills, eaves, balustrades, ornamental or architectural features, to a maximum extent of 0.75 metres;
  - (ii) balconies, to a maximum extent of 2.5 metres;
  - (iii) canopies and awnings, including structural support **structures**, to a maximum extent of 4.0 metres; and
  - (iv) railings, planters, stairs, light fixtures, bollards, safety railings, guards, guardrails, wheelchair ramps, bicycle parking facilities, landscape features, architectural features, and art installations to a maximum extent of 2.0 metres.
- (N) Regulations 40.10.50.10(1), 40.10.50.10(2), and 40.10.50.10(3) with respect to **landscaping** requirements, do not apply;
- (O) Despite Regulations 200.5.10.1(1) and 200.5.10.1(2) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) Resident requirement for a **dwelling unit** in an **apartment building** or **mixed use building**:
    - (a) a minimum of 0 **parking spaces** for each **dwelling unit**;
    - (b) a maximum of 0.3 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
    - (c) a maximum of 0.5 **parking spaces** for each one-bedroom **dwelling unit**;
    - (d) a maximum of 0.8 **parking spaces** for each two-bedroom **dwelling unit**; and
    - (e) a maximum of 1.0 **parking space** for each three-bedroom **dwelling unit**.
  - (ii) Visitor requirement for a **dwelling unit** in an **apartment building** or **mixed use building**:
    - (a) a minimum of 2.0 parking spaces plus 0.01 parking spaces per dwelling unit;
    - (b) a maximum of 1.0 **parking space** per **dwelling unit** for the first five **dwelling units**; and
    - (c) a maximum of 0.1 **parking spaces** per **dwelling unit** for the sixth and subsequent **dwelling units**.
  - (iii) No **parking spaces** are required for non-residential uses; and
  - (iv) A minimum of two "car-share parking spaces".
- (P) For the purposes of this exception:
  - (i) "car-share" 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 to at least the occupants of the **building** for short term rental, including hourly rental; and
  - (ii) "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
- (Q) Despite Regulation 200.15.10(1), three accessible **parking spaces** must be provided in accordance with the following:
  - (i) Despite Regulation 200.15.1(1), 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 and Diagram 2 of By-law 579-2017; and



- (iii) Despite Regulation 200.15.1(4), accessible **parking spaces** are required to be within 30 metres of a barrier free entrance to the **building** and passenger elevator that provides access to the first **storey** of the **building**.
  - (R) Despite Regulation 40.10.80.20(2), a **parking space** must be set back at least 4.9 metres from a **lot** in the Residential Zone category;
  - (S) Despite Regulation 200.5.1.10(13), access to the required **parking spaces** may be provided by **vehicle** elevators;
  - (T) Regulations 230.5.1.10(9) and 230.40.1.20(2), in relation to the location of "long-term" and "short-term" **bicycle parking spaces**, do not apply.
- Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 927-2022 Enacted ]

(659) Exception CR 659

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.22 times the **lot area**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 5 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10010.

(660) Exception CR 660

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.4 times the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) the greater of 21.0 metres from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 5 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 10010.

(661) Exception CR 661

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.4 times the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) the greater of 16.5 metres from the original centre line of Scarborough Golf Club Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)



(662) Exception CR 662

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is 0.4 times the **lot area**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) the greater of 16.5 metres from the original centre line of Scarborough Golf Club Rd. or 3.0 metres from a **lot line** abutting Markham Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(663) Exception CR 663

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** is 0.333 times the area of the **lot**; and
- (B) ) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 16.5 metres from the centre line of Neilson Rd. or 3.0 metres from a **lot line** abutting Neilson Rd.; and
  - (ii) the greater of 21.0 metres from the original centre line of Ellesmere Rd. or 3.0 metres from a **lot line** abutting Ellesmere Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(664) Exception CR 664

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the land use permissions for this zone, only the follow uses are permitted: **vehicle fuel station, vehicle service shop, retail store and eating establishment**;
- (B) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the original centre line of Ellesmere Rd. or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and
  - (ii) the greater of 21.0 metres from the original centre line of Morningside Ave. or 3.0 metres from a **lot line** abutting Morningside Ave.; and
- (D) The minimum **building setback** from a **rear lot line** or **side lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(665) Exception CR 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 900 to 940 The East Mall, if the requirements of Section 8 and Schedule A of By-law 979-2022 are complied with, **buildings** and **structures** may be constructed in accordance with in compliance with
- (B) through (T) below;
- (B) For the purposes of this Exception:
  - (i) the **lot** is the lands outlined by heavy black lines on Diagram 1 of By-law 979-2022; and



- (ii) 'Area 1' and 'Area 2' are defined to include the corresponding area within the **lot** identified on Diagram 3 of By-law 979-2022.
- (C) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 145.15 metres and the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagrams 4A and 4B of By-law 979-2022;
- (E) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** of a **building** or **structure** is the number following the letters "ST" as shown in Diagram 4A and 4B of By-law 979-2022;
- (F) Despite Regulations 40.5.40.10(4), (5), (6), (7) and (8), 40.5.75.1(2)(A)(ii) and (D) above the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagrams 4A and 4B of By-law 979-2022:
- (i) **structures** and elements related to roofing assembly, safety railings, guard rails, elements of a pool, railings, parapets, terraces, planters, balustrades, bollards, stairs, retaining walls and ornamental features to a maximum of 2.0 metres;
  - (ii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material to a maximum of 2.0 metres;
  - (iii) mechanical penthouses to a maximum of 6.0 metres for Towers 1, 2 and 3 and to a maximum of 3.9 metres for Tower 4;
  - (iv) any equipment or **structures** used for the functional operation of the **building** including garbage chutes, vents, emergency generators, lighting fixtures, mechanical screening, heating/cooling towers and window washing equipment to a maximum of 2.0 metres;
  - (v) landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures, and fences to a maximum of 2.75 metres;
  - (vi) cabanas and trellises to a maximum of 3.6 metres;
  - (vii) wind mitigation features to a maximum of 4.0 metres;
  - (viii) photovoltaic **solar energy** devices and sunlight collection and distribution devices (sun beamers) to a maximum of 5.0 metres; and
  - (ix) lightning rods and acoustical barriers to a maximum of 3.0 metres.
- (G) Despite Regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 72,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 66,200 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 6,200 square metres.
- (H) Despite Regulations 40.10.40.70(3), (4) and 40.10.40.80(2), the required minimum **building setbacks** and above-ground separation distances between **main walls** are shown on Diagrams 4A and 4B of By-law 979-2022;
- (I) Despite Regulations 40.10.40.60(1) to (9) and (H) above, the following elements may encroach into the required **building setbacks** and **main walls** separation distances as follows:
- (i) balconies to a maximum of 2.1 metres;
  - (ii) cladding to a maximum of 0.25 metres; and
  - (iii) photovoltaic solar energy devices, wind mitigation features, canopies, awnings, **building** cornices, window washing equipment, light fixtures, ornamental elements, lightning rods, trellises, eaves, window sills, stairs, stair enclosures, air intakes and vents, ventilating equipment, landscape and **green roof** elements, partitions dividing outdoor recreation areas, privacy screens, acoustical walls, chimney stack, and exhaust flues to a maximum of 2.5 metres.
- (J) Despite Regulation 40.10.40.80(2) and (I) above, the separation distance between **buildings** as shown on Diagram 4A of By-law 979-2022 is:
- (i) a minimum of 28.5 metres between Tower 1 and Tower 2;
  - (ii) a minimum of 27.5 metres between Tower 1 and Tower 3;



- (iii) a minimum of 27.5 metres between Tower 2 and Tower 3; and
- (iv) a minimum of 27.5 metres between Tower 3 and Tower 4.
- (K) A minimum of 20 percent of the total number of **dwelling units** on the **lot** must contain a minimum of two bedrooms with a minimum **interior floor area** of 87 square metres for each **dwelling unit** and a minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms with a minimum **interior floor area** of 100 square metres for each **dwelling unit**;
- (L) The permitted maximum **gross floor area** of the tower floor plate for Towers 1, 2, 3 and 4 as shown on Diagram 4A, as measured from the exterior of the **main wall** on each **storey**, is an average of 750 square metres, excluding balconies;
- (M) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may be located on the same level as non-residential uses;
- (N) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.75 metres for non-residential uses and no minimum height requirement for residential uses;
- (O) Regulation 40.10.50.10(1)(B)(i) does not apply.
- (P) Despite Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** are to be provided in accordance with the following parking rates and the sharing of required **parking spaces** is permitted in accordance with the following parking occupancy rates, as shown in the Parking Rate table in Section 4(P) of By-law 979-2022;
- (Q) Despite (P) above, the minimum required number of parking spaces for residents may be reduced by a maximum of 4 parking spaces for each "car-share" parking space that is provided and the maximum reduction permitted, irrespective of the number of "car-share" parking spaces, is 4 x (the number of dwelling units / 60) rounded to the nearest whole number or 1 space, whichever is greater. For the purposes of this exception:
  - (i) "car-share" or "car-sharing" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres drive, and set membership requirements of the "car-sharing" organization, including payment of a membership fee that may or may not be refundable; and
  - (ii) "car-share" **parking space** means a **parking space** exclusively reserved and signed for a car used only for "car-share" purposes;
- (R) Despite Regulation 200.15.1(1) and (3), 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) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**;
- (S) Despite Clause 220.5.10.1, the following is required:
  - (i) a minimum of 1 Type "B" **loading space**, 2 Type "C" **loading spaces** and 1 Type "G" **loading space** is required for 'Area 1' as shown on Diagram 3 of By-law 979-2022; and
  - (ii) a minimum of 1 Type "C" **loading space** is required for 'Area 2' as shown on Diagram 3 of By-law 979-2022;
- (T) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** or for non-residential uses may be provided in any combination of vertical, horizontal or stacked positions.

Prevailing By-laws and Prevailing Sections:

- (A) By-law 1986-236 and the former City of Etobicoke Zoning Code shall not apply to the lands shown on Diagram 1 of By-law 979-2022. [ By-law: 979-2022 ] [ By-law: 979-2022; 1268-2023 ]

(666) Exception CR 666



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

- (i) the greater of 18.0 metres from the original centre line of Victoria Park Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;
- (ii) the greater of 21.0 metres from the original centre line of Ellesmere Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and
- (iii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave. or Ellesmere Rd.; and

(B) The permitted maximum floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(667) Exception CR 667

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

- (i) the greater of 21.0 metres from the original centre line of Ellesmere Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.;
- (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Rd.; and
- (iii) 3.0 metres from the **rear lot line**; and

(B) The permitted maximum floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(668) Exception CR 668

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **day nursery, vehicle fuel station, vehicle service station, financial institution, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;**

(B) The minimum set back of any **structure** or **building** is:

- (i) the greater of 21.0 metres from the original centre line of Ellesmere Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and
- (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Rd.; and

(C) The permitted maximum floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

- (A) exception number 8 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9366.

(669) Exception CR 669

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:



- (i) the greater of 21.0 metres from the original centre line of Ellesmere Rd. and Warden Ave., or 3.0 metres from a **lot line** abutting Ellesmere Rd. and Warden Ave.;
- (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Rd. and Warden Ave.; and
- (iii) 7.5 metres from the **rear lot line**; and

(B) The permitted maximum floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

- (A) exception number 6 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9366.

(670) Exception CR 670

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum set back of any **structure** or **building** is:

- (i) the greater of 16.5 metres from the original centre line of Ellesmere Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.;
- (ii) the greater of 21.0 metres from the original centre line of Warden Ave., or 3.0 metres from a **lot line** abutting Warden Ave.;
- (iii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Rd. and Warden Ave.; and
- (iv) 3.0 metres from the **rear lot line**; and

(B) The permitted maximum floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(671) Exception CR 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) On 353-355 Sherbourne Street and 157 Carlton Street, if the requirements of Section 6 and Schedule A of By-law 812-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 98.808 metres and elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), non-residential use portions of the **building** are permitted to be located on the second **storey** of the **building**;
- (D) Despite Regulation 40.10.40.1(2), for any non-residential use:
  - (i) the floor level of the first **storey** is permitted to be 1.0 metre from the Canadian Geodetic Datum of 98.808 metres;
  - (ii) the floor level of the first **storey** must have a pedestrian access ramp which rises no more than 0.06 metres vertically for every 1.0 metre horizontally; and
  - (iii) provisions (i) and (ii) above do not apply to the area labelled as 'Existing Church' as shown on Diagram 3 of By-law 812-2022;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the 'HT' symbol in metres as shown on Diagram 3 of By-law 812-2022;
- (F) Despite Regulations 40.5.40.10(4), (6), (8) and Provision (E) above, the following equipment and **structures** may project beyond the permitted maximum height as shown on Diagram 3 of By-law 812-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;



- (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in Provision (F)(i) above, inclusive of a mechanical penthouse, by a maximum of 6.0 metres;
  - (iii) window washing equipment, by a maximum of 6.0 metres;
  - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres; and
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 11,150 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 8,150 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 3,300 square metres; and
  - (iii) the required minimum **gross floor area** for a **community centre** is 2,600 square metres;
- (H) The maximum permitted number of **dwelling units** is 108, of which:
  - (i) a minimum of 15 percent must be two-bedroom **dwelling units**;
  - (ii) a minimum of 10 percent must be three-or-more-bedroom **dwelling units**; and
  - (iii) a minimum of 15 percent of the total number of **dwelling units** must be:
    - (a) a combination of two-bedroom and three-bedroom **dwelling units**; or
    - (b) **dwelling units** that can be converted to two-bedroom and three-bedroom **dwelling units** through the use of accessible or adaptable design measures;
- (I) Despite Regulation 40.10.40.60(1)(C), a platform attached to the front **main wall** may be located at the second **storey**;
- (J) Despite Regulation 40.10.40.70(2) and Clause 600.10.10.1, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 812-2022;
- (K) Despite Regulation 40.10.40.70(2)(G) and 40.10.40.70(2)(H), the **building** may penetrate a 45-degree **angular plane** equal to 80 percent of the width of the **street** right-of-way on which the **lot** fronts;
- (L) Despite Regulation 40.10.50.10(2), no fence is required along the portion of the **lot line** abutting a **lot** in the Residential or Residential Apartment Zone category;
- (M) Despite Regulation 40.10.50.10(3), no strip of **soft landscaping** is required along the part of the **lot line** abutting a **lot** in the Residential or Residential Apartment Zone category;
- (N) Despite Regulation 40.10.90.40(1) and Regulation 40.10.100.40(1), **vehicle** access to a **loading space** may be provided from Sherbourne Street;
- (O) Despite Regulations 200.5.10.1(1), no vehicle **parking spaces** are required to be provided and maintained on the **lot**; and
- (P) Despite Regulation 220.5.10.1(8), a minimum of one Type 'G' **loading space** is required to be provided and maintained on the lands.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 812-2022 Enacted ]

(672) Exception CR 672

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 625 Church Street, if the requirements of By-law 1209-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Z) below:
- (B) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 30 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;



- (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 115.25 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1209-2022(OLT);
- (E) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is 56;
- (F) For the purposes of this exception and (E) above, the following portions of a **building** are not a **storey**:
  - (i) a partial mezzanine level located above the **first floor** and below the second floor of a **building**, with a maximum **gross floor area** of 800 square metres; and
  - (ii) the mechanical penthouse level of the **building** located above the area shown as "HT 184.0" on Diagram 3 of By-law 1209-2022(OLT), limited in use to areas used for the functional operation of the **building** and access thereto, as well as a maximum of 300 square metres indoor **amenity space**;
- (G) Despite Regulations 40.5.40.10(3) to (8), 600.10.10 (1)(D) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1209-2022(OLT):
  - (i) **structures** and elements related to outdoor flooring and roofing assembly, by a maximum of 0.5 metres;
  - (ii) railings, guard rails, parapets, terrace walls, planters, balustrades, bollards, retaining walls, access ramps, exterior stairs and ornamental or architectural features, by a maximum of 1.5 metres;
  - (iii) parapets and elements or **structures** associated with a **green roof**, by a maximum of 1.8 metres;
  - (iv) **landscaping** features and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
  - (v) screens and unenclosed **structures** providing noise or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
  - (vi) trellises, pergolas, cabanas, and unenclosed **structures**, by a maximum of 3.5 metres;
  - (vii) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and machine rooms, water supply facilities, safety elements, chimneys, pipes, shafts, and vents, by a maximum of 10.0 metres; and
  - (viii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (vii) above and indoor **amenity space**, inclusive of a mechanical penthouse, by a maximum of 10.0 metres;
- (H) Despite Regulation 40.10.40.40(1) and (2), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 55,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 44,500 square metres;
  - (ii) the required minimum **gross floor area** for office uses is 10,000 square metres; and
  - (iii) the permitted maximum **gross floor area** for retail store uses is 500 square metres;
- (I) Despite Regulation 40.10.40.50(2), no outdoor **amenity space** for non-residential uses is required;
- (J) Despite Regulation 40.10.40.70(1) and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1209-2022(OLT);
- (K) Despite Clause 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) eaves, cornices, window sills, ornamental or architectural features; architectural fins, light fixtures, chimneys, stacks, and vents, by a maximum of 0.6 metres;



- (ii) balconies on the east side of the building between the height of 31.0 metres and 50.0 metres, by a maximum of 2.0 metres;
  - (iii) bollards, retaining walls, access ramps, and exterior stairs, by a maximum of 2.0 metres;
  - (iv) canopies and awnings, by a maximum of 2.0 metres; and
  - (v) railings, guard rails, parapets, terrace walls, planters, balustrades, elements or **structures** associated with a **green roof**, platforms, **landscaping** features, divider screens, screens and unenclosed **structures** providing noise or wind protection to rooftop **amenity space**, trellises, pergolas, cabanas, and unenclosed **structures** on the **building's** roof may encroach into a **building setback** to the same extent as the roof below;
- (L) Despite 40.10.40.80(1) and 600.10.10(1)(C), the minimum separation distance required between **main walls** of the building is:
  - (i) a minimum of 5.4 metres between the height of 25.0 to 32.0 metres on the west side of the **building**; and
  - (ii) a minimum of 13.6 metres between the height of 46.0 to 50.0 metres on the south side of the **building**;
- (M) Despite Regulation 40.10.100.10(1), two **vehicle** accesses to the **lot** are permitted;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 230 residential occupant **parking spaces**;
  - (ii) a minimum of 32 **parking spaces** for residential visitors and non-residential uses, which may be provided as **public parking**;
- (O) Despite Regulation 200.5.1.10(2)(A)(i), a maximum of 25 **parking spaces** may have a minimum length of 5.3 metres;
- (P) Despite Regulations 220.5.10.1(2) to (9) and Article 220.20.1, a minimum of one Type "G" **loading space**, one Type "B" **loading space**, and one Type "C" **loading space** must be provided;
- (Q) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.4 metres;
- (R) Despite Regulation 230.5.1.10(9)(A), required "long-term" **bicycle parking spaces** for uses other than dwelling units may be located on the second level of the **building** below-ground;
- (S) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space**;
- (T) Prevailing Sections 12(2) 80, 12(2) 132, and 12(2) 260 of former City of Toronto By-law 438-86 and former City of Toronto by-law 94-0481 do not apply to a **building** or **structure** constructed, used or enlarged in compliance with Regulations (B) to (Y) above and below;
- (U) Despite Regulation 40.10.40.1(1), all residential use portions of the **building** must be located above non-residential use portions of the **building**, other than residential lobby access, ancillary office uses and **amenity space**;
- (V) 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;
- (W) Despite Regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path; and
- (X) Despite Regulation 200.15.1(4), required accessible **parking spaces** must be located a minimum of 20 metres from a barrier free:
  - (i) entrance to a **building**; or
  - (ii) passenger elevator that provides access to the first **storey** of the **building**;



- (Y) Clauses 200.15.10.5 - Effective Parking Spaces and 200.15.10.10 - Parking Rate - Accessible Parking Spaces, do not apply, provided that accessible **parking spaces** are provided in accordance with Regulations 200.15.10(1) and (2), as they read prior to February 3, 2022;
- (Z) Despite Regulation 600.20.10(1)(A) the first **storey** of a **mixed-use building** or **non-residential building** must provide a minimum of 43 percent of the **lot frontage** abutting the priority retail street for one or more permitted non-residential uses.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 80 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (D) On 80 Charles St. E., 625 Church St., 99 Hayden St., former City of Toronto by-law 94-0481. [ By-law: 1209-2022(OLT) ]

(673) Exception CR 673

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding the area of any parking **structures**, ramps and **driveways** is 0.4 times the area of the **lot**;
- (B) A minimum of 98 **parking spaces** must be provided;
- (C) A minimum of 30% of the **lot area** must be used for **landscaping** purposes; and
- (D) The maximum height of a **building** is the lesser of:
  - (i) 4 **storeys**; or
  - (ii) 13.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 11 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 18559.

(674) Exception CR 674

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and



- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  - (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse:
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (L) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]
- (M) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.; and
- (O) For a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 254, of former City of Scarborough by-law 9511.

(675) Exception CR 675

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) The only uses permitted are:
- (i) **Retail Store**;
  - (ii) **Eating Establishment**;
  - (iii) **Personal Service Shop**;
  - (iv) Office;
  - (v) **Recreation use**;
  - (vi) **Entertainment Place of Assembly**;
  - (vii) **Financial Institution**;
  - (viii) **Club**; and
  - (ix) Municipally owned and operated **public parking**; and
- (B) The **building setback** from a **lot line** that abuts a **street** is:
- (i) a minimum of 2.0 metres from a **lot line** that abuts Lawrence Ave. East;
  - (ii) a minimum of 1.0 metre from a **lot line** that abuts any other **street**;
  - (iii) a maximum of 4.0 metres from a **lot line** that abuts Lawrence Ave. East; and
  - (iv) a maximum of 3.0 metre from a **lot line** that abuts any other **street**; and
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (D) A minimum 1.5 metre wide strip of land along the entire length of a **lot line** that abuts a **lot** in a residential zone must be used for no other purpose than **soft landscaping**;
- (E) The minimum floor to ceiling height of the **first floor** must be 4.5 metres; and
- (F) For a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
- (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "B" Performance Standard 123, of former City of Scarborough by-law 9511.

(676) Exception CR 676

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The only uses permitted are:
- (i) **Retail Store**;
  - (ii) **Eating Establishment**;
  - (iii) **Personal Service Shop**;
  - (iv) Office;
  - (v) **Recreation use**;
  - (vi) **Entertainment Place of Assembly**;
  - (vii) **Financial Institution**;
  - (viii) **Club**; and
  - (ix) Municipally owned and operated **public parking**; and
- (B) The **building setback** from a **lot line** that abuts a **street** is:
- (i) a minimum of 2.0 metres from a **lot line** that abuts Lawrence Ave. East;



- (ii) a minimum of 1.0 metre from a **lot line** that abuts any other **street**;
- (iii) a maximum of 4.0 metres from a **lot line** that abuts Lawrence Ave. East; and
- (iv) a maximum of 3.0 metre from a **lot line** that abuts any other **street**; and
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (D) A minimum 1.5 metre wide strip of land along the entire length of a **lot line** that abuts a **lot** in a residential zone must be used for no other purpose than **soft landscaping**;
- (E) The minimum floor to ceiling height of the **first floor** must be 4.5 metres; and
- (F) For a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "B" Performance Standard 123, of former City of Scarborough by-law 9511; and
- (B) Schedule "C" Exception 35, of former City of Scarborough by-law 9511.

(677) Exception CR 677

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The only uses permitted are:
  - (i) **Retail Store**;
  - (ii) **Eating Establishment**;
  - (iii) **Personal Service Shop**;
  - (iv) Office;
  - (v) **Recreation use**;
  - (vi) **Entertainment Place of Assembly**;
  - (vii) **Financial Institution**;
  - (viii) **Club**; and
  - (ix) Municipally owned and operated **public parking**; and
- (B) The **building setback** from a **lot line** that abuts a **street** is:
  - (i) a minimum of 2.0 metres from a **lot line** that abuts Lawrence Ave. East;
  - (ii) a minimum of 1.0 metre from a **lot line** that abuts any other **street**;
  - (iii) a maximum of 4.0 metres from a **lot line** that abuts Lawrence Ave. East; and
  - (iv) a maximum of 3.0 metre from a **lot line** that abuts any other **street**; and
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (D) A minimum 1.5 metre wide strip of land along the entire length of a **lot line** that abuts a **lot** in a residential zone must be used for no other purpose than **soft landscaping**;
- (E) The minimum floor to ceiling height of the **first floor** must be 4.5 metres; and
- (F) For a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and



- (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "B" Performance Standard 123, of former City of Scarborough by-law 9511.

(678) 678) Exception CR 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) On 126-132 and 134 Laird Drive, as shown on Diagram 1 of By-law 1121-2022(OLT), if the requirements of Section 6, where applicable and Schedule A of By-law 1121-2022(OLT) are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below:

- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure**, as identified on Diagram 2 attached to this by-law, as:

- (i) Block A, is the distance between the Canadian Geodetic Datum of 130.55 metres and the elevation of the highest point of the **building or structure**;
- (ii) Block B, is the distance between the Canadian Geodetic Datum of 130.25 metres and the elevation of the highest point of the **building or structure**;

- (C) Despite Regulation 40.10.40.1(1), residential use portions of the **building** can be located on the same **storey** as non-residential use portions of the **building**;

- (D) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 1121-2022(OLT);

- (E) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 1121-2022(OLT):

- (i) parapet and roof drainage components to a maximum of 1.5 metres;
- (ii) safety railings, fences and guardrails to a maximum of 2.0 metres;
- (iii) **green roof** elements, planters, wind and noise mitigation elements, **structures** used for open air recreation, screens, trellises, landscape features and telecommunication equipment to a maximum of 2.5 metres;
- (iv) equipment used for the functional operation of the **building** including cooling towers, elevator shafts, overruns and machine rooms, maintenance and safety equipment, chimneys, pipes, vents, thermal and waterproofing assembly and **green roof** elements on top of a mechanical penthouse to a maximum of 3.0 metres;
- (v) trellis, pergolas, wheelchair ramps, structural/non-structural architectural columns/piers and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, and divider screens on a balcony and/or terrace may project up to a maximum of 4.0 metres; and
- (vi) stairs, stair enclosures, window washing equipment, lighting rods, exhaust flues, vents, ventilating equipment, chimney stack, garbage chute overruns and **structures** that enclose, screen or cover the equipment, to a maximum of 6.0 metres;

- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 18,100 square metres, of which:

- (i) the permitted maximum **gross floor area** for residential uses is 10,000 square metres on Block A, as shown on Diagram 2;
- (ii) the permitted maximum **gross floor area** for residential uses is 7,800 square metres on Block B, as shown on Diagram 2;
- (iii) the required minimum **gross floor area** for non-residential uses is 200 square metres on Block A, as shown on Diagram 2;
- (iv) the required minimum **gross floor area** for non-residential uses is 100 square metres on Block B, as shown on Diagram 2;



- (G) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (H) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 1121-2022(OLT);
- (I) Despite (H) above, the required minimum **building setback** between a **building** height of 0.0 metres and 7.5 metres is 3.0 metres for the portion of the **building** abutting Laird Drive, and the required minimum **building setback** between a height of 0.0 metres and 4.5 metres is 1.0 metres for the portion of the **building** abutting Stickney Avenue, with the exception of any required corner rounding;
- (J) Despite Clause 40.10.40.60, 40.5.40.60(1) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) columns, lighting fixtures, awnings, canopies, cornices, architectural features, piers, window washing equipment, parapets, parapet flashing, roof and terrace scuppers, roof overhang, gutter, downspout, trellises, window sills, balcony railings, guardrails, balustrades, railings, wind mitigation and acoustic screens and features, planters, wheel chair ramps, mechanical exhaust and intake components, underground garage ramps and their associated **structures** and elements, retaining walls, fences, Siamese connections, structural and architectural elements of the overhang and canopies, and privacy screens to a maximum of 2.0 metres; and
  - (ii) balconies and terraces to a maximum of 2.5 metres; and
  - (iii) despite (ii) above, along Laird Drive balconies on the 6th **storey** or 7th **storey** to a maximum of 1.0 metre;
- (K) Regulation 40.10.50.10(1)(B), with respect to **front yard** landscaping, does not apply;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 83 **parking spaces** for residents in Block A;
  - (ii) a minimum of 14 **parking spaces** for visitors or non-residential **gross floor area** in Block A;
  - (iii) a minimum of 58 **parking spaces** for residents in Block B;
  - (iv) a minimum of 12 **parking spaces** for visitors or non-residential **gross floor area** in Block B;
- (M) Despite Regulation 200.5.10.1(1), "car-share **parking spaces**" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share **parking space**" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) 4 multiplied by (total number of dwelling units divided by 60), rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (N) The **parking spaces** required for non-residential uses in (M)(ii) and (M)(iv) above, may be used as **public parking**;
- (O) Despite Regulation 200.5.1.10(2)(A), a maximum of 15 percent of the required **parking spaces** may have a minimum dimensions of:
- (i) length of 5.1 metres;
  - (ii) width of 2.4 metres;



- (iii) vertical clearance of 1.7 metres; and
- (iv) the side of the **parking spaces** may be obstructed;
- (P) Regulation 200.5.1.10(2)(D), with respect to a **parking space** obstructed by any part of a fixed object, does not apply;
- (Q) Despite Regulation 200.15.1(4), an accessible **parking space** is not required to be closest to a barrier-free passenger elevator that provides access to the first **storey** of the **building** or the shortest route from the required entrance to an elevator;
- (R) In addition to Regulation 220.5.1.10(8)(D), a staging pad adjacent to a Type "G" **loading space** may have a minimum vertical clearance of 4.4 metres;
- (S) Despite Regulations 230.5.1.10(4) and (5), **stacked bicycle parking spaces** must be provided and maintained with the following minimum dimensions:
  - (i) length of 1.8 metres;
  - (ii) width of 0.43 metres; and
  - (iii) vertical clearance of 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(679) Exception CR 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) On 838, 840, 842 and 844 Broadview Avenue, if the requirements of By-law 1070-2022 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) For the purpose of this exception, the **lot** is as shown on Diagram 1 of By-law 1070-2022;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 117.0 metres and elevation of the highest point of the **building or structure**;
- (D) Despite Regulation 40.10.40.10(2) the permitted maximum height of a **building or structure** is the number following the HT symbol in metres as shown on Diagram 6 of By-law 1070-2022;
- (E) Despite Regulations 40.5.40.10 (4),(6), (7) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) Elements for the functional operation of a **building** by a maximum of 2.0 metres; and
  - (ii) Rooftop **amenity space** guards, safety and wind protection elements by a maximum of 2.0 metres;
  - (iii) Architectural features, parapets, and elements and **structures** associated with a **green roof** by a maximum of 1.0 metres;
  - (iv) Planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
- (F) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 6 of By-law 1070-2022;
- (G) Regulation 40.10.40.10(5) only applies to areas containing non-residential uses listed in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A) abutting or adjacent to Broadview Avenue and Pretoria Avenue;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings and structures** on the **lot** is 7,100 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 6,600 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 600 square metres;
  - (iii) A minimum of 500 square metres of non-residential **gross floor area** is required to be provided on the ground floor along the portion of the **building** facing the **lot line** abutting Broadview Avenue;



- (I) For the purposes of this exception, indoor pet amenities and washroom facilities which are contiguous with other **amenity space** shall count towards the indoor **amenity space** requirements;
- (J) Despite Regulation 40.10.40.70(2) the required minimum **building setbacks** are shown in metres on Diagram 6 attached to this By-law;
- (K) Despite Regulation 40.10.40.60(1) (C) (i) a platform attached to the front **main wall** with a floor level higher than the floor level of the first **storey** of the **building** may be located on the second and third **storeys** of the **building** above ground;
- (L) Despite Regulation 40.10.40.60 (1) (C) balconies and or terraces on the west side of the **building** on the sixth, seventh and eight floors are permitted to project a maximum of 3.0 metres from the **main wall** to which it is attached;
- (M) Despite Regulation 40.10.40.60 (5) decorate columns on the ground floor along the Pretoria Avenue **lot line** may encroach into a required minimum **building setback** by a maximum of 1.0 metres;
- (N) A maximum of 107 **dwelling units** are permitted on the **lot** of which:
  - (i) A minimum of 14 percent must contain two or more bedrooms; and
  - (ii) A minimum of 9 percent must contain three or more bedrooms;
- (O) Despite Regulation 40.10.50.10(3) a minimum 0.6 metre strip of land used for **landscaping** or **soft landscaping** must be provided along the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;
- (P) Despite Regulation 40.10.90.10(1)(C), a **loading space** may be located in a **rear yard** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (Q) Despite Regulation 200.5.1.10(2)(A)(iv), (C)(iv) and (D) a maximum of 6 **parking spaces** may be obstructed without requiring an additional width of 0.3 metres;
- (R) Regulation 200.5.1.10(12)(C), with regards to the required distance between a **vehicle** entrance or exit and the **lot line** abutting a **street**, does not apply;
- (S) Despite Regulation 200.5.10.1(1), Table 200.5.10.1 **parking spaces** must be provided on the **lot** at a minimum and maximum rate of:
  - (i) a minimum of 0.36 **parking spaces** per **dwelling units** for residential occupants;
  - (ii) No **parking spaces** are required for residential visitors;
  - (iii) No **parking spaces** are required for non-residential uses; and
  - (iv) a maximum of 35 **parking spaces** are permitted for non-residential and residential visitors in **public parking**;
- (T) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.90 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) No "long-term" **bicycle parking spaces** are required for non-residential uses;
  - (iii) No "short term" **bicycle parking spaces** are required;
- (U) **Dwelling units** are not permitted on the ninth **storey** of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1070-2022 Enacted ]

(680) Exception CR 680

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **dwelling units** are permitted if:
  - (i) they are located in a **mixed use building** or **apartment building**; and
  - (ii) the **building** is a maximum of. 2- **storeys**; and
- (B) The permitted maximum **gross floor area** is the greater of:
  - (i) 25% of the **lot area**; or



- (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the original centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 58, of former City of Scarborough by-law 10048.

(681) Exception CR 681

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **dwelling units** are permitted if:
  - (i) they are located in a **mixed use building**;
  - (ii) there is a maximum of one **dwelling unit** per every one non-residential use located in the same **building**; and
  - (iii) not more than two **dwelling units** may be served by a common means of access and egress;
- (B) The maximum height of a **building** or **structure** located within 18.0 metres of the western **lot line** is 1 **storey**;
- (C) The permitted maximum **gross floor area** is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (D) Despite (C) above, the total maximum **gross floor area** permitted for all uses on a **lot** may exceed 40% of the **lot area** if the maximum **gross floor area** for all non-residential uses on the **lot** does not exceed 40% of the **lot area**;
- (E) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. E. is the greater of:
  - (i) 23.0 metres from the original centre line of Eglinton Ave. E.; or
  - (ii) 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
- (F) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;
  - (ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly**, use that is a banquet hall;
  - (iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;
  - (iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;
  - (v) 1 **parking space** per each **dwelling unit**; and
  - (vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(682) Exception CR 682

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:



- (i) the greater of 5.0 metres if the **lot line** abuts Eglinton Ave. and 23.0 metres from the original centreline of Eglinton Ave.; and
- (ii) 3.0 from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(683) Exception CR 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) On the portion of 888 Dupont Street shown as Part A on Diagram 2 of By-law 841-2022, if the requirements of By-law 841-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (BB) below;
- (B) For the purposes of this Exception, the **front lot line** is the **lot line** abutting Dupont Street;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 121.49 metres and the elevation of highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10 (2) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 7 of By-law 841-2022;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 7 of By-law 841-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, structures and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.0 metres;
  - (iii) architectural features, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (iv) divider screens and terrace platforms, by a maximum of 2.0 metres;
  - (v) guards, railings, parapets, and landscape planters, by a maximum of 1.5 metres;
  - (vi) a public art feature, that is a restored chimney, as shown on Diagram 8, at ground level, by a maximum of 20.0 metres;
- (F) Despite Regulation 40.10.40.70(2), and 40.10.40.80(2) the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 7 and Diagram 8 of By-law 841-2022;
- (G) Despite Clause 40.10.40.60 and (F) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, by a maximum of 2.0 metres;
  - (ii) architectural features, pilaster, decorative column, cornice, eaves, sill, belt course, canopies and awnings, public art features, window projections, including bay windows and box windows, by a maximum of 3.0 metres;
  - (iii) a public art feature, not included in (G)(ii) above, that is a restored chimney, as shown on Diagram 8, by a maximum of 4.8 metres;
  - (iv) guards and railings, by a maximum of 2.0 metres;
  - (v) wind mitigation, noise mitigation and train derailment mitigation measures by a maximum of 4.0 metres;
  - (vi) For the portion of the building containing **dwelling units** on the ground floor, landscape planters may not encroach into the required **building setbacks** along Ossington Avenue;
- (H) For the purpose of this Exception, **dwelling units**, including residential balconies, must be set back a minimum of 20.0 metres from the north **lot line**;
- (I) For the purpose of this By-law, mezzanines and the portion of a **building** on the roof top used for washrooms, access, vestibules, elevator overruns, residential amenity terraces, storage rooms and the accommodation and storage of mechanical equipment do not constitute a **storey**;



- (J) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as the non-residential use portions of the **building** provided the non-residential uses are located on or below the fourth **storey**;
- (K) Despite Regulations 40.10.20.20(1)(B), and 150.5.20.1 (6), a **home occupation**:
- (i) must be located on the ground floor of the **dwelling unit**, if the **dwelling unit** is accessed from the first **storey**;
  - (ii) may have employees in the **dwelling unit** who are not the business operator;
- (L) For the purpose of this exception, a **home occupation** is not required to be the principal residence of the business operator for the **dwelling unit**, if located below the second **storey**;
- (M) Despite Regulation 150.5.20.1 (1), a **home occupation** may:
- (i) sell, rent or lease physical goods directly from the **dwelling unit**;
  - (ii) be a **personal service shop**;
  - (iii) be an office or medical office for a professional regulated under the College of Physicians and Surgeons of Ontario;
  - (iv) be an office or medical office for a professional regulated under the Regulated Health Professions Act, 1991, S.O. 1991, c. 18, as amended;
  - (v) not be an obnoxious use;
- (N) Despite Regulation 150.5.20.1 (2), a **home occupation** may have clients or customers attending the **premises** for:
- (i) consultations;
  - (ii) receiving services; or
  - (iii) obtaining physical goods;
- (O) Despite Regulation 150.5.20.1 (7), a **home occupation** for music or dance instruction and training is permitted, if located below the fifth **storey**;
- (P) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot**, shown as Part A and B on Diagram 2 of By-law 841-2022, or part thereof, is 14,850 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 12,850 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 2,000 square metres;
- (Q) Despite regulation 40.10.20.100(7), (8), (9), (10) and (11), **public parking** is a permitted use on the lands;
- (R) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (S) Despite Regulation 40.10.40.50(1) and (2), a building with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
  - (iii) a minimum of 215 square metres of indoor **amenity space**, not required as part of Regulation 40.10.40.50(1) or in (S)(i) and (ii) above, must:
    - (a) be provided on the **first floor**; and
    - (b) must be communal and available for use by the occupants of a **building** on the **lot** for recreational, social, and commercial activities;



- (T) Despite Regulation 200.5.10.1(1), **parking spaces** must be provided on the **lot** in accordance with the following:
- (i) a minimum of zero (0) residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 2 residential visitor **parking spaces**;
  - (iii) in addition to (T)(ii) above, a minimum of 0.05 residential visitor **parking spaces** for each **dwelling unit**;
  - (iv) a minimum of zero (0) **parking spaces** for non-residential uses;
  - (v) a minimum of zero (0) **parking spaces** for assisted or alternative housing units;
  - (vi) a minimum of 3 "car share" spaces;
- (U) Despite Regulation 200.5.10.1(1), "car-share parking spaces" are subject to the following:
- (i) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (ii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (V) For the purposes of this Exception, a maximum of one "car-share parking space" is permitted have a minimum length of 4.5 metres;
- (W) Despite regulations 200.15.1(1) to (4) and By-law 579-2017, accessible **parking spaces** must be provided and maintained 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 and Diagram 2 of By-law 579-2017; and
  - (iii) accessible **parking spaces** must be located within 20 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (X) Despite Regulation 200.15.10(1), a minimum of six (6) **parking spaces** of the required **parking spaces** on the **lot** are required to be accessible **parking spaces**;
- (Y) Despite regulations 230.5.1.10(9)(A)(i)(ii) and (iii), 230.5.1.10(9)(B)(i)(ii) and (iii), and 230.5.1.10(10), "long-term" and "short term" bicycle **parking spaces** may be located in a **stacked bicycle parking space**, a secured room, enclosure or bicycle locker;
- (Z) Despite Regulations 230.5.1.10 (9) (A) and (B) **bicycle parking spaces** may be provided on any level below ground;
- (AA) Despite regulation 230.5.1.10(7), shower and change facilities do not have to be provided for any **building** on the lands;
- (BB) Despite regulations 220.5.10.1(2), (3), (4), (5) and (8), one Type "G" **loading space** must be provided on the lands.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 841-2022 ]

(684) Exception CR 684

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **dwelling units** are permitted if:
- (i) they are located in a **mixed use building**; and



- (ii) there is no more than one **dwelling unit** for each **service shop** located in the same **building**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. E.; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 30, of former City of Scarborough by-law 10048.

(685) Exception CR 685

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is the greater of:
  - (i) 63% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the original centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(686) Exception CR 686

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. is the greater of:
  - (i) 5.0 metres; or
  - (ii) 23.0 metres from the original centreline of Eglinton Ave.; and
- (B) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is the greater of:
  - (i) 3.0 metres; or
  - (ii) 16.5 metres from the original centreline of Danforth Rd.; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(687) Exception CR 687

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted: **eating establishment**, office, **financial institution**, **personal service shop**, and **retail store**;
- (B) The permitted maximum **gross floor area** is the greater of:
  - (i) 50% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and



- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 23.0 metres from the original centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**;
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (E) **Parking spaces** for **eating establishments** must be provided at a minimum rate of 8.6 **parking spaces** per 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(688) Exception CR 688

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 5.0 metres if the **lot line** abuts Eglinton Ave. and 23.0 metres from the original centreline of Eglinton Ave.; and
  - (ii) 3.0 from a **lot line** that abuts any other **street**;
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (C) The requirements of (A) and (B) above, do not apply to a **transportation use**;
- (D) Clauses 40.10.30.40, 40.10.40.70, 40.10.40.80 and regulations 40.10.40.1(2), 40.10.40.10(5), and 40.10.100.10(1) do not apply to a **transportation use**;
- (E) Despite Clause 40.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (F) Despite regulation 40.10.40.40(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)

(689) Exception CR 869

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 2567 Eglinton Avenue East, subject to by-law 400-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (M) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between highest point of the **building** or **structure** within the **lot** and the **established grade** is the Canadian Geodetic Datum elevation of 165.58 metres, for the purposes of this By-law 400-2023;
- (C) Despite regulation 40.10.40.10(3)(B) the permitted maximum height of any **building** or **structure** is the height in metres specified by the numbers following the symbol HT as shown on Diagram 4 attached to this By-law 400-2023;
- (D) Despite 40.5.40.10 (3), (4) (5) and C above, the following elements of a **building** or **structure** may project above the maximum **building** heights shown on Diagram 4 attached to this By-law 400-2023:
- (i) lighting fixtures, balustrades, bollards, trellises, parapets, privacy screens, safety railings, guardrails, chimneys, vents, stacks and exhaust stacks, and ornamental or architectural features may exceed the permitted maximum height by a maximum of 2.0 metres; and
  - (ii) mechanical equipment such as an emergency generator may exceed the permitted maximum height as shown on Diagram 4 by a maximum of 4.0 metres;
- (E) The proposed **building** or **structure** would provide a total of 118 **dwelling units** of which a minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms;
- (F) Despite regulation 40.10.40.40(1), the total permitted maximum **gross floor area** of the **building** is 8,860 square metres of which the permitted maximum residential **gross floor area** is 8,425 square metres and the permitted maximum non-residential **gross floor area** is 435 square metres;



- (G) Despite regulation 40.10.40.70 (3), the required minimum **building setbacks** of **buildings** or **structures** above ground level are shown on Diagram 4 attached to this By-law 400-2023;
- (H) Despite clause 40.10.40.60 and G above, the following are permitted to encroach into the required **building setbacks** shown on Diagram 4 of By-law 400-2023:
- (i) bay windows, lighting fixtures, cornices, eaves, canopies, parapets, railings, privacy screens, terrace dividers, terraces, patios, cabanas, planters, balustrades, bollards, stairs, covered stairs or stair enclosures, awnings, fences and safety railings, guard rails, trellises, underground garage ramps and **accessory structures**, guardrails, mechanical equipment and fans, ornamental or architectural features, **structures** and elements related to **outdoor patios**, roofing assembly which may extend beyond the **building** envelope to a maximum of 2.2 metres;
  - (ii) balconies and privacy screens may encroach to a maximum of 2 metres; and
  - (iii) cantilevered bay window, box window or other projecting window to a maximum of 0.5 metres.
- (I) Despite regulation 40.10.40.50 (1), the minimum permitted amount of **amenity space** shall be 3.15 square metres per **dwelling unit**. Minimum amenity areas will be allocated per **dwelling unit** as follows:
- (i) the minimum permitted amount of indoor **amenity space** shall be 2.00 square metres; and,
  - (ii) the minimum permitted amount of outdoor **amenity space** shall be 1.15 metres;
- (J) Despite regulation 40.10.40.1(1) the residential **amenity space** can be located at the same level as non-residential uses and are accessible only to residents of the **building**;
- (K) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** at the following minimum rates:
- (i) 0.7 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.8 **parking spaces** for each one-bedroom **dwelling unit**;
  - (iii) 0.9 **parking spaces** for each two-bedroom **dwelling unit**;
  - (iv) 1.1 **parking spaces** for each three-bedroom **dwelling unit**;
  - (v) 0.15 **parking spaces** for each **dwelling unit** for residential visitor **parking space**; and
  - (vi) 1.0 **parking spaces** is required for non-residential uses;
- (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;
  - (iii) vertical clearance of 2.1 metres;
- (M) Despite regulation 230.5.1.10(9) (B) a required "long-term" **bicycle parking space** for **dwelling units** and for uses other than **dwelling units** may be located;
- (i) outdoors on the surface of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 400-2023 ]

(690) Exception CR 690

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is the greater of:
- (i) 67% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. E. is the greater of:
- (i) 23.0 metres from the original centre line of Eglinton Ave. E.; or



- (ii) 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
- (C) The minimum **building setback** from a **rear lot line** is 6.0 metres; and
- (D) **Parking spaces** must be provided at a minimum rate of:
  - (i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;
  - (ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly**, use that is a banquet hall;
  - (iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;
  - (iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**; and
  - (v) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(691) Exception CR 691

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. is the greater of:
  - (i) 5.0 metres; or
  - (ii) 23.0 metres from the original centreline of Eglinton Ave.; and
- (B) The minimum **building setback** from a **lot line** that abuts McCowan Rd. or Bellamy Rd. is the greater of:
  - (i) 3.0 metres; or
  - (ii) 16.5 metres from the original centreline of McCowan Rd. and Bellamy Rd.; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(692) Exception CR 692

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Rd. is the greater of 16.5 metres from the original centre line of Midland Ave. or 3.0 metres from the **lot line** that abuts Midland Ave.

Prevailing By-laws and Prevailing Sections: (None Apply)

(693) Exception CR 693

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. is the greater of:
  - (i) 5.0 metres; or
  - (ii) 23.0 metres from the original centreline of Eglinton Ave.; and
- (B) The minimum **building setback** from a **side lot line** is 7.5 metres; and
- (C) The minimum **building setback** from a **rear lot line** is 1.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(694) Exception CR 694



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of:
    - (a) 16.5 metres from the original centre line of Midland Ave.; and
    - (b) 21.0 metres from the original centre line of Lawrence Ave. East; and
  - (ii) 3.0 metres from the **lot line** that abuts Midland Ave. or Lawrence Ave. East.

Prevailing By-laws and Prevailing Sections: (None Apply)

(695) Exception CR 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) On 1481-1535 Yonge Street, 1-31 Heath Street East and 30-36 Alvin Avenue, and 22 St. Clair Avenue East, if the requirements of By-law 1032-2022 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (MM) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 147.0 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite Regulations 40.10.20.100(45), clause 150.5.20, and 150.5.40.40(1), a **home occupation** within a **dwelling unit** may have employees in the **dwelling unit** who are not the business operator;
- (D) For the purpose of this exception, the following uses may be provided in combination with a **dwelling unit** on the **lot**:
  - (i) office, **custom workshop, artist studio, production studio, performing arts studio, private art gallery, software development and processing, personal service shop and retail store**;
- (E) Despite Regulation 40.10.40.1(1), residential use portions of a **building** may be located on the same **storey** as non-residential use portions;
- (F) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 7 of By-law 1032-2022;
- (G) For the purpose of this exception, mezzanines, mechanical penthouses and any portion of a **building** on the roof top used for washrooms, stairways, access, hallways, vestibules, elevator overruns, residential amenity terraces, does not constitute a **storey**;
- (H) Despite Regulations 40.5.40.10(4), (5), (6), (7) and (8) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) **structures** and elements related to outdoor flooring and roofing assembly and drainage, safety railings, guard rails, railings, parapets, terraces, planters, balustrades, eaves, bollards, ancillary **structures**, retaining walls, and ornamental or architectural features and elements on the roof of the **building or structure** used for **green roof** technology and related roofing material, may project above the height limit to a maximum of 2.0 metres;
  - (ii) acoustical barriers, landscape features, lighting fixtures, terrace dividers, stairs and stair enclosures, and fences, may project above the height limits to a maximum of 3.0 metres;
  - (iii) cabanas, awnings, terraces, trellises, ornamental elements, screens, other **structures** for outside or open air recreation, may project above the height limits to a maximum of 4.0 metres;
  - (iv) equipment and **structures** used for the functional operation of the **building**, such as electrical, utility, mechanical penthouse, ventilation, maintenance, safety and **green roof** purposes, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, elevator machine rooms, elevator overruns, chimneys, stacks, vents and water supply facilities, and related structural elements that enclose, screen or cover such equipment, as well as areas dedicated for indoor **amenity space** and associated elevator lobbies/vestibules, may project above the height limits to a maximum of 6.0 metres;



- (v) architectural crowning elements on Tower 1, as shown on Diagram 7 of By-law 1032-2022, may project above the height limits to a maximum of 11.0 metres; and
  - (vi) window washing equipment, lightning rods, antennae, flagpoles and satellite dishes and wind mitigation features may project up to a maximum height of 5.0 metres above the elements listed in (iv) above;
- (I) For the purposes of this exception, the total area of all equipment, **structures**, or parts of any **building** mentioned in (H)(v) and (iv) above may cover 100 percent of the area of the roof, measured horizontally;
- (J) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 128,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 123,500 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses in Area 1, shown in Diagram 7 attached to By-law 1032-2022, is 3,825 square metres;
  - (iii) the required minimum **gross floor area** for non-residential uses in Area 2, shown in Diagram 7 attached to By-law 1032-2022 is 1,552 square metres;
  - (iv) the required minimum **gross floor area** for non-residential uses in Area 3, shown in Diagram 7 attached to By-law 1032-2022, is 1,646 square metres;
  - (v) the required minimum **gross floor area** for non-residential uses in Area 4, shown in Diagram 7 attached to By-law 1032-2022, is 1,163 square metres;
- (K) Despite Regulations 40.10.20.100(1), (5), (6), (17), (33), a **cabaret, club, eating establishment, entertainment place of assembly, place of assembly, recreation use, take-out eating establishment, service shop, retail service, retail store** and **retail store** with beverage **manufacturing** use for beer, cider and wine may exceed 400 square metres;
- (L) Section 150.100 does not apply to an **eating establishment** on the lands;
- (M) Despite Regulation 40.10.20.100 (20) the outdoor sale or display of goods or commodities:
- (i) does not need to be combined with another permitted non-residential use;
  - (ii) there is no maximum cumulative area for the outdoor sale or display of goods or commodities;
  - (iii) the area for the outdoor sale or display of goods or commodities may not be located in areas required for parking, loading, **driveways** or **landscaping**; and
  - (iv) storage or warehousing of goods may be permitted in a **vehicle**;
- (N) In addition to the uses permitted to be combined with an **outdoor patio**, as set out in Regulation 40.10.20.100 (21)(A), a **retail store** with beverage **manufacturing use** for beer, cider and wine may also have an **outdoor patio**;
- (O) Despite Regulations 40.10.20.100 (21)(B) and (C), an **outdoor patio**:
- (i) shall have no maximum area; and
  - (ii) may be used to provide entertainment such as performances, music and dancing;
- (P) Despite Regulation 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 1.7 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.3 square metres of outdoor **amenity space** for each **dwelling unit**;
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**; and
  - (iv) the **amenity space** required for the **lot** may be provided within one **building**;
- (Q) Despite Regulation 40.10.40.70(2) and (4), the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law 1032-2022;
- (R) Despite Regulation 40.10.40.80(2), the required minimum separation of **main walls** are as shown in metres on Diagram 7 of By-law 1032-2022;
- (S) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60, and (Q) and (R) above, the following **building** elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) eaves, cornices, windowsills, light fixtures, to a maximum extent of 1.0 metres;



- (ii) columns, bollards, wheelchair ramps, stairs and stair enclosures, to a maximum extent of 4.0 metres;
  - (iii) balconies and balcony dividers and ornamental and architectural elements and feature, to a maximum extent of 2.0 metres;
  - (iv) canopies, awnings, trellises, window washing equipment, signage or similar **structures**, to a maximum extent of 3.0 metres; and
  - (v) guards and guardrails, railings, parapets, terraces, privacy and wind screens, landscape planters and terrace platforms to a maximum extent of the **main wall** of the **storey** below;
- (T) Despite (Q) and (R) above, an interior pedestrian walkway between Tower 1 and Tower 3 may be permitted within the location shown on Diagram 7 of By-law 1032-2022, subject to the following:
  - (i) an interior pedestrian walkway must be located above a height of 6.9 metres and below a height of 18.0 metres, measured between the Canadian Geodetic Datum elevation of 147.0 metres and the highest point of the interior pedestrian walkway;
- (U) For the purposes of this exception, the floor plate of each Tower 1, 2 and 3 on Diagram 7 of By-law 1032-2022 must have a maximum **gross floor area** of 850 square metres measured from the exterior of the **main wall** of such floor level, and subject to the floor area reductions of regulation 40.5.40.40(3);
- (V) For the purposes of this exception, a "Tower" is the portion of the **building** illustrated on Diagram 7 of By-law 1032-2022 which collectively enclose the entirety of a **storey** higher than:
  - (i) 28.7 metres for Tower 1;
  - (ii) 20 metres for Tower 2; and
  - (iii) 29 metres for Tower 3;
- (W) Despite Clause 200.5.10.1, Table 200.5.10.1 and Regulation 200.5.1.10(5), **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.22 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) no residential visitor **parking spaces** are required;
  - (iii) no **parking spaces** for non-residential uses are required;
  - (iv) Despite Regulation 200.5.10.1(1), "care-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
    - (a) a reduction of four (4) **parking spaces** for residents will be permitted for each "car-share parking space" provided, to a maximum of 10 "car-share parking spaces";
    - (b) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental;
    - (c) for the purpose of this exception, "car-share parking spaces" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
    - (d) "car-share parking spaces" may be provided in **tandem parking spaces**;
- (X) **Parking spaces** required by (W)(i) above may be provided in a **stacked parking space** and/or in an automated parking system;
- (Y) If a **parking space** is provided in a **stacked parking space** and/or in an automated parking system, Regulations 200.5.1.10.(2), (3) and (6), do not apply to the **parking space**;
- (Z) **Parking spaces** in **public parking** may be provided on the lands for the purposes of providing temporary short-term parking for the public and the permitted uses on the **lot**;
- (AA) **Parking spaces** referred to in (Z) above, and **drive aisles** accessing those **parking spaces** must be provided in accordance with the following minimum dimensions:
  - (i) for Municipally owned **public parking**:
    - (a) for **parking spaces**:
      1. a minimum length of 5.2 metres;
      2. a minimum width of 2.6 metres; and
      3. a minimum vertical clearance of 2.2 metres;



- (b) for **drive aisles**:
    - 1. a minimum width of 7.0 metres;
  - (ii) for all other public parking:
    - (a) for **parking spaces**:
      - 1. a minimum length of 5.6 metres;
      - 2. a minimum width of 2.6 metres; and
      - 3. a minimum vertical clearance of 2.0 metres;
    - (b) for **drive aisles**:
      - 1. a minimum width of 6.0 metres
- (BB) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following dimensions:
  - (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres; and
  - (iii) a minimum vertical clearance of 2.1 metres;
- (CC) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (DD) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
  - (i) entrance to a **building**;
  - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
  - (iii) and shortest route from the required entrances in (i) and (ii).
- (EE) Despite Regulation 40.10.100.10(1), a maximum of four **vehicle** accesses to the **lot** are permitted and may be provided from Alvin Avenue and/or Heath Street East;
- (FF) Despite Clause 220.5.10.1, **loading spaces** must be provided on the **lot** as follows:
  - (i) for the first **building** constructed on the lands a minimum of one Type 'G' **loading space** and one Type 'B' **loading space** must be provided, plus additional **loading spaces** as follows:
    - (a) one Type 'B' **loading space** for non-residential **gross floor area** on the **lot** between 2,500 square metres and 4,999 square metres;
    - (b) one Type 'B' **loading space** for non-residential **gross floor area** on the **lot** above 5,000 square metres; and
    - (c) one Type 'C' **loading space** per each **building** that contains more than 399 **dwelling units**;
  - (ii) for each subsequent **building** constructed on the lands, **loading spaces** must be provided as follows:
    - (a) one Type 'B' **loading space** for non-residential **gross floor area** on the **lot** between 2,500 square metres and 4,999 square metres;
    - (b) one Type 'B' **loading space** for non-residential **gross floor area** on the **lot** above 5,000 square metres; and
    - (c) one Type 'C' **loading space** per each **building** that contains more than 399 **dwelling units**;
- (GG) For the purpose of this exception, if a **mixed use building** on the **lot** has a minimum of 30 **dwelling units**, the requirement for a Type "A" **loading space** or a Type "B" **loading space** is satisfied by the provision of a Type "G" **loading space**, referred to in Regulation 220.5.1.10(8);
- (HH) Despite Regulation 40.10.90.40(1), access to the required **loading spaces** set out in (FF) above may be provided from Alvin Avenue;
  - (II) In addition to the places "long-term" **bicycle parking spaces** may be located in Regulation 230.5.1.10 (9) and 230.40.1.20(1), "long-term" **bicycle parking spaces** may be located on any level of a **building** below ground, or on the first and second **storeys** above ground or the mezzanine level between the first and second **storeys**;
- (JJ) Despite Regulation 230.5.1.10(7), no change or shower facilities are required;



- (KK) Despite Regulations 230.5.1.10(6) and (10) and Clause 230.40.1.20, both "long-term" and "short-term" **bicycle parking spaces** may be located in a secured room, enclosure or bicycle locker may be located in a **stacked bicycle parking space**;
- (LL) Despite Regulations 230.5.1.10(4)(A) and (C), a **stacked bicycle parking space** must have the following dimensions:
- (i) a minimum length of 1.8 metres;
  - (ii) a minimum width of 0.45 metres;
  - (iii) despite (ii) above, the width of an upper tier **stacked bicycle parking space** may be reduced by 0.14 metres per side if the **stacked bicycle parking space** overlaps with an adjacent **stacked bicycle parking space** on one or both sides; and
  - (iv) despite (ii) above, the width of a lower tier **stacked bicycle parking space** may be reduced by 0.32 metres per side if the **stacked bicycle parking space** overlaps with an adjacent **stacked bicycle parking space** on one or both sides;
- (MM) A minimum of 15 percent of the total number of **dwelling units** on the lands must contain a minimum of two bedrooms and a minimum of 10 percent of the total number of **dwelling units** on the lands must have three or more bedrooms, provided that:
- (i) a minimum of 7.5 percent of the **dwelling units** within each of Areas 1, 2, 3 and 4 shown on Diagram 8 attached to By-law 1032-2022, are required to have a minimum three bedrooms; and
  - (ii) a minimum of 10 percent of all **dwelling units** on the lands must have a minimum of three bedrooms, once all the **buildings** are constructed;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1032-2022 ]

(696) Exception CR 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) On 316, 318, 320, 322, 324, 326, 330, 332, 334 & 336 Campbell Avenue, if the requirements of By-law 1074-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite Regulation Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 120.16 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.10.40.10(2) and 40.10.40.10(7), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" and the number in **storeys** following the letters "ST" as shown on Diagram 3 of By-law 1074-2022;
- (D) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.15 metres;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1074-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.5 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 2.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;



- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 22,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 21,500 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 500 square metres;
- (G) Despite (F) above, the calculation of **gross floor area** shall not include architectural or metallic cladding projecting from the exterior of a **main wall**;
- (H) In addition to the elements listed in Regulation 40.5.40.40(3), the **gross floor area** of a **building** or **structure** on the **lot** may also be reduced by the area used for storage rooms above ground;
- (I) Despite Regulation 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.5 square metres for each **dwelling unit** as outdoor **amenity space**;
- (J) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1074-2022;
- (K) Despite Regulation 40.10.40.80(2), the required minimum separation of **main walls** may be 3.0 metres if there are no openings to **dwelling units** in at least one of those **main walls**;
- (L) Despite Clause 40.10.40.60 and (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 2.5 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metre;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
  - (vii) eaves, by a maximum of 1.0 metre;
  - (viii) a dormer, by a maximum of 1.0 metre; and
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.5 metres;
- (M) Of the total number of **dwelling units** provided on the lot:
- (i) a minimum of 25 percent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
  - (iii) if the calculation of the number of required **dwelling units** in (i) or (ii) above, results in a number with fraction, the number is rounded down to the nearest whole number;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.24 **parking spaces** per **dwelling unit** for residents;
  - (ii) a minimum of 0.06 **parking spaces** per **dwelling unit** for residential visitors; and
  - (iii) the minimum number of residential occupant **parking spaces** for the 'Affordable Housing Units' required in 'Schedule A – Section 37 Requirements' of By-law 1074-2022 shall be calculated at a rate of 0.1 **parking spaces** per **dwelling unit**;
- (O) Despite (N) above and Regulations 200.15.1(1), 200.15.1(3), 200.15.1(4), and 200.15.10(1)(C), accessible **parking spaces** must comply with the following:
- (i) a minimum of five (5) accessible **parking spaces** must be provided;
  - (ii) accessible **parking spaces** 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;



- (iii) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (iv) accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
  - (a) entrance to a **building**;
  - (b) passenger elevator that provides access to the first **storey** of the **building**; and
  - (c) shortest route from the required entrances in (a) and (b);
- (P) Despite (N) above, "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" up to a maximum of two "car-share parking spaces";
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (Q) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the total **parking spaces** provided on the lands identified on Diagram 1 of By-law 1074-2022 may have a minimum width of 2.6 metres, despite being obstructed on one or both sides;
- (R) Despite Regulation 200.5.1.10(2)(D), Electric **Vehicle** Infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (S) Despite Regulations 230.5.1.10(8) and 230.5.1.10(10), "short-term" **bicycle parking spaces** may be:
  - (i) located in a **stacked bicycle parking space** arrangement;
  - (ii) located outdoors, indoors, or within an accessible enclosure;
- (T) Despite Regulation 230.5.1.10(9), "long term" **bicycle parking spaces** for **dwelling units** or for non-residential uses may be located anywhere below ground, on the first **storey**, or on the second **storey** of the **building**;
- (U) Despite Regulation 230.5.1.10(4)(B), the minimum dimension of a **stacked bicycle parking space** is:
  - (i) minimum length of 1.6 metres;
  - (ii) minimum width of 0.56 metres;
  - (iii) minimum vertical clearance from the ground of 2.4 metres.
- (V) Despite Regulations 150.5.20.1(1) and (2), a **home occupation** may be a **personal service shop**, office or medical office and may have clients or customers attending the **premises** for consultations, receiving services, or obtaining physical goods as it relates to these uses;
- (W) Despite Regulations 150.5.20.1(6), a **home occupation** may have an employee working in the **dwelling unit** who is not the business operator;
- (X) Despite Regulation 150.5.40.40(1), the floor area for a **home occupation** may be 50 percent of the total **interior floor area** of the **dwelling unit** the **home occupation** is located in.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1074-2022 Enacted ]

(697) Exception CR 697

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
  - (i) 3.0 metres from the **lot line** that abuts the **street**; or
  - (ii) 16.5 metres from the original centre line of Midland Ave. and 23.0 metres from the original centre line of Eglinton Ave.; and



- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(698) Exception CR 698**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **interior floor area** of all office on a **lot** must not exceed 34, 300 square metres;
- (B) The total **gross floor area** of all non-residential uses on a **lot** must not be more than 1 square metre for each 9 square metres of office uses on the same **lot**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) **Parking spaces** for an office use must be provided at a rate of:
  - (i) a minimum of 1.9 **parking spaces** per 100 square metres of **gross floor area**; and
  - (ii) a maximum of 2.4 **parking spaces** per 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(699) Exception CR 699**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** is the greater of:
  - (i) 2.8 times the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (B) The permitted maximum number of **dwelling units** is 638;
- (C) The total **gross floor area** of all **retail store**, **personal service shop**, and office uses on a **lot** must not exceed:
  - (i) 1,500 square metres; and
  - (ii) 0.025 times of the total **gross floor area** of all uses on the same **lot**; and
- (D) The total **gross floor area** of any individual **retail store** or **personal service shop** must not exceed 200 square metres, except that a maximum of one **retail store** or **personal service shop** may have a **gross floor area** of 260 square metres;
- (E) Despite Clause 40.10.40.50:
  - (i) indoor **amenity space** must be provided at a rate of 3.0 square metres for each **dwelling unit**; and
  - (ii) no outdoor **amenity space** is required for a **building** that **lawfully** existed on the date of enactment of this By-law; and
- (F) **Parking spaces** for **dwelling units** must be provided at a minimum rate of:
  - (i) 1.0 **parking spaces** per **dwelling unit** for residents; and
  - (ii) 0.2 **parking spaces** per **dwelling unit** for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(700) Exception CR 700**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted:



- (i) **dwelling units** if they are located in an **apartment building** or **mixed use building**;
  - (ii) **day nursery**;
  - (iii) **group home**;
  - (iv) **private home daycare** if it is an **ancillary** use;
  - (v) office;
  - (vi) **personal service shop**; and
  - (vii) **retail store**; and
- (B) Despite land use permissions for this zone, pinball machines and other electronically or manually operated games are not permitted;
- (C) The permitted maximum **gross floor area** for all permitted uses, not including the area used for enclosed walkways and malls, and areas used for storage purposes, is the greater of:
- (i) 150% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (D) The permitted maximum **gross floor area** for all non-residential uses, not including the area used for enclosed walkways and malls, and areas used for storage purposes, is the greater of:
- (i) 80% of the **lot area**; or
  - (ii) the **gross floor area** used for non-residential uses that **lawfully** existed on the date of enactment of this By-law; and
- (E) The permitted maximum **gross floor area** for **dwelling units**, is the greater of:
- (i) 1.0 times the **lot area**; or
  - (ii) the **gross floor area** used for **dwelling units** that **lawfully** existed on the date of enactment of this By-law; and
- (F) The total **gross floor area** of all **retail store**, **personal service shop** and agency uses on a **lot** must not exceed the total **gross floor area** of office uses on the same **lot**;
- (G) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting Commonwealth Avenue; and
- (H) **Parking spaces** must be provided at a minimum rate of:
- (i) 2.4 **parking spaces** per 100 square metres of **gross floor area** for all uses except **dwelling units**; and
  - (ii) 1.25 **parking spaces** per each **dwelling unit**; and
- (I) Despite (G)(i) above, no minimum **building setback** from a **lot line** that abuts Eglinton Ave. E. is required for exterior stairs.

Prevailing By-laws and Prevailing Sections: (None Apply)

(701) Exception CR 701

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The maximum height limit is 77.0 metres including all roof top equipment and mechanicals;
- (C) All roof-top equipment and mechanicals must be wholly enclosed by walls;
- (D) Indoor **amenity space** must be provided at a minimum rate of 2.3 square metres for each **dwelling unit**;
- (E) The maximum **gross floor area** of all **buildings**, excluding parking **structures**, must not exceed 3.0 times the area of the **lot**;
- (F) despite the maximum floor space index value associated with the letter 'r' on the Zoning By-law Map, the maximum number of **dwelling units** permitted is 411;



- (G) The first phase of construction must have a minimum 2602 square metres of **gross floor area** used for office;
- (H) One **dwelling unit** is permitted for every 10.8 square metres of **gross floor area** constructed for office use up to 2602 square metres, and one **dwelling unit** is permitted for every 15 square metres of **gross floor area** constructed for office use in excess of 2602 square metres;
- (I) The maximum **gross floor area** used for all **retail stores** and **personal service shops** must not exceed 1356 square metres;
- (J) **Parking spaces** must be provided at a minimum rate of 1.3 for each **dwelling unit**;
- (K) Of the **parking space** required in (J), a minimum of:
  - (i) 1.1 **parking space** for each **dwelling unit** must be for resident use;
  - (ii) 0.2 **parking space** for each **dwelling unit** must be for visitor use; and
  - (iii) 1 resident **parking space** for each **dwelling unit** must be in an enclosed garage; and
- (L) The only non **dwelling unit** uses permitted are:
  - (i) **retail store**;
  - (ii) personal services shops and agencies;
  - (iii) commuter station; and
  - (iv) offices; and
- (M) The **angular plane** requirements of regulation 40.10.40.70(3)(D) do not apply; and
- (N) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 66, of former City of Scarborough by-law 10048.

(702) Exception CR 702

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum number of multiple-family **dwelling units** is 72;
- (B) The maximum number **dwelling units** in an **apartment building** is 100;
- (C) The permitted non- **dwelling unit** uses are only **retail stores** and **personal service shops**;
- (D) The total **gross floor area** of all **retail stores** and **personal service shops** must not exceed 4270 square metres;
- (E) The maximum **gross floor area** of all **buildings**, exclusive of parking **structures**, is equal to 1.8 times the area of the **lot**;
- (F) Indoor recreational floor space must be provided on the basis of a minimum of 2.0 square metres for each **dwelling unit** in an **apartment building**;
- (G) **Parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** for each **dwelling unit**; and
- (H) Of the **parking space** required in (G) a minimum of 1.0 for each **dwelling unit** must be for resident use and a minimum of 0.2 for each **dwelling unit** must be for visitor use.

Prevailing By-laws and Prevailing Sections: (None Apply)

(703) Exception CR 703

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum **building** height is 65.0 metres;
- (B) The maximum number of **dwelling units** is 350;



- (C) Indoor **amenity space** must be provided at a minimum rate of 2.2 square metres for each **dwelling unit**;
- (D) Outdoor **amenity space**./recreational space must be provided at a minimum rate of 4.5 square metres for each **dwelling unit**;
- (E) The **angular plane** requirements of regulation 40.10.40.70(3)(D) do not apply;
- (F) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply;
- (G) The maximum **gross floor area** of all **buildings** must not exceed 3.1 times the area of the **lot**;
- (H) The **gross floor area** of non- **dwelling unit** uses, excluding the **gross floor area** of all offices, must be the lesser of:
  - (i) 8830 square metres; and
  - (ii) 20% of the total built **gross floor area** of all uses; and
- (I) **Parking space** must be provided at a minimum rate of 1.4 for each **dwelling unit** and of those **parking spaces** a minimum of 1.0 for **dwelling unit** must be in a **building** or underground parking **structure** and 0.25 for **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(704) Exception CR 704

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum **building** height is 55 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) Despite (B) no **building setback** from a **lot line** that abuts a **street** is required for:
  - (i) underground **structures**; and
  - (ii) canopies and supporting columns; and
- (D) Indoor recreational floor space must be provided at a minimum rate of 1.0 square metres for each **dwelling unit** in excess of 150 **dwelling units**;
- (E) The maximum **gross floor area** must not exceed 2.7 times the area of the **lot**;
- (F) The maximum number of **dwelling units** is 397;
- (G) The maximum **interior floor area** of all **retail stores** is 860 square metres;
- (H) Despite the use permissions for the zone, **vehicle fuel station**, **vehicle** service station, banquet hall, **eating establishment** and **eating establishment** take-out are not permitted;
- (I) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**, of which 0.2 **parking spaces** for each **dwelling unit** may be located in tandem;
- (J) The **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; and
- (K) The **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 53, of former City of Scarborough by-law 10048.

(706) Exception CR 706

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The **gross floor area** of all **buildings** must not be more than 75% of the area of the **lot**;
- (C) The only uses permitted are:



- (i) pharmacy; and
- (ii) Business and Professional offices; and
- (D) A pharmacy must not exceed 10% of the **gross floor area** on the **lot**;
- (E) **Parking space** must be provided at a minimum rate of 3 for each 100 square metres of **gross floor area**; and
- (F) The maximum **lot coverage** is 35%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(707) Exception CR 707

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, religious education use, place of worship**, municipally owned **public parking, transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]
- (B) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (C) The **gross floor area** on a **lot** is:
  - (i) a minimum of 1.0 times the area of the **lot**; and
  - (ii) a maximum of 2.5 times the area of the **lot**; and
- (D) A **dwelling unit** must be entirely located:
  - (i) on or above the second above grade **storey** of the **building**; or
  - (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.; and
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category, or Institutional Zone category is 7.5 metres; [ By-law: 1353-2015 ]
- (F) The maximum **building** height is 14.0 metres.
- (G) The number of **storeys** is:
  - (i) a minimum of 2; and
  - (ii) a maximum of 4; and
- (H) No **parking space** may be located in any yard abutting Danforth Ave.;
- (I) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
  - (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  - (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; and
- (J) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per dwelling unit;
- (K) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use;



- (L) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
- (M) **Lot coverage** does not apply;
- (N) **Parking spaces** located adjacent to the south **lot line** may have a length not less than 4.3 metres; and
- (O) A **driveway** may have a width not less than 5.3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 420-2023 ]

(708) Exception CR 708

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, **religious education use**, **place of worship**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]
- (B) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**;
- (C) The **gross floor area** on a **lot** is:
  - (i) a minimum of 1.0 times the area of the **lot**; and
  - (ii) a maximum of 2.5 times the area of the **lot**; and
- (D) A **dwelling unit** must be entirely located:
  - (i) on or above the second above grade **storey** of the **building**; or [ By-law: 420-2023 ]
  - (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.; and
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category, or Institutional Zone category is 7.5 metres; [ By-law: 1353-2015 ]
- (F) The maximum **Building Height** is 14.0 metres
- (G) The number of **storeys** is:
  - (i) a minimum of 2; and
  - (ii) a maximum of 4; and
- (H) If a **lot** abuts Danforth Ave.:
  - (i) a minimum of 70% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (I) The **building setback** from a **lot line** that abuts a **street** is:
  - (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and



- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
- (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  - (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; and
- (K) The **building setback** from a **lot line** that abuts a **street** is:
- (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (L) Despite (K)(i) if a **building** has more than 5 **storeys** above grade the **main wall** of the upper two most **storeys** must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the fifth **storey**; [ By-law: 420-2023 ]
- (M) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per dwelling unit; [ By-law: 420-2023 ]
- (N) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use.
- (O) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area; and
- (P) **Lot coverage** does not apply. [ By-law: 420-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(709) Exception CR 709

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, **office**, **medical office**, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, **religious education use**, **place of worship**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]
- (B) The following uses are not permitted:
- (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (C) The **gross floor area** on a **lot** is:
- (i) a minimum of 1.0 times the area of the **lot**; and
  - (ii) a maximum of 3.5 times the area of the **lot**; and
- (D) A **dwelling unit** must be entirely located:
- (i) on or above the second above grade **storey** of the **building**; or [ By-law: 420-2023 ]
  - (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.; and
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category, or Institutional Zone category is 7.5 metres; [ By-law: 1353-2015 ]
- (F) The maximum **Building** Height is 23.0 metres;



- (G) The number of **storeys** is:
- (i) a minimum of 2; and
  - (ii) a maximum of 7, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:
    - (a) it is used exclusively for mechanical penthouse purposes, that includes mechanical equipment for the **building** and elevator machine rooms; and
    - (b) the overall height is not greater than 4.5 metres; and
- (H) The minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;
- (I) No **parking space** may be located in any yard abutting Danforth Ave.; [ By-law: 420-2023 ]
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
- (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  - (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; and
- (K) If a **lot** abuts Danforth Ave.:
- (i) a minimum of 70% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (L) The **building setback** from a **lot line** that abuts a **street** is:
- (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (M) Despite (L)(i) if a **building** has more than **5 storeys** above grade the **main wall** of the upper two most **storeys** must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the **fifth storey**; [ By-law: 420-2023 ]
- (N) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per **dwelling unit**;  
[ By-law: 420-2023 ]
- (O) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use;
- (P) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
- (Q) **Lot coverage** does not apply. [ By-law: 420-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(710) Exception CR 710

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
- (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;



- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. E.:
- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
- (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
- (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]
- (P) For a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
- (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and



- (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 255, of former City of Scarborough by-law 9511.

(711) Exception CR 711

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  - (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:



- (i) **vehicle dealership;**
  - (ii) **vehicle fuel station;**
  - (iii) **vehicle washing establishment;** and
  - (iv) **vehicle service shop;** and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel,** office, medical office, **nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school,** municipally owned **public parking, transportation use,** ambulance depot, fire hall, police station, and **public utility.** [ By-law: 451-2022 ]
- (P) For a **Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly** if the **gross floor area** of all these uses:
- (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area;** and
  - (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 254, of former City of Scarborough by-law 9511.

(712) Exception CR 712

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
- (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building;** and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;



- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
- (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (L) The following uses are not permitted:
- (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (M) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (N) For a **Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly** if the **gross floor area** of all these uses:
- (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (O) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 255, of former City of Scarborough by-law 9511.

(713) Exception CR 713

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
- (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;



- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. E.:
- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
- (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
- (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) For a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
- (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (P) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, **office**, **medical office**, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating**



**establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of former City of Scarborough by-law 9511.

(714) Exception CR 714

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:

- (i) a minimum of 2.0 metres; and
- (ii) a maximum of 4.0 metres; and

(B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;

(C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]

(D) If a **lot** abuts Lawrence Ave. East:

- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
- (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) The minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
- (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) A mechanical penthouse;

- (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
- (ii) must not cover more than 50% of the roof area; and
- (ii) must be no more than 6.0 metres in height; and

(K) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;

(L) The following uses are not permitted:

- (i) **vehicle dealership**;
- (ii) **vehicle fuel station**;



- (iii) **vehicle washing establishment**; and
- (iv) **vehicle service shop**; and
- (M) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (N) For a **Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (O) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 255, of former City of Scarborough by-law 9511.

(715) Exception CR 715

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units, amenity space** must be provided at a minimum rate of:



- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (L) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (M) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (N) For a **Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (O) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 253, of former City of Scarborough by-law 9511.

(716) Exception CR 716

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:



- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  - (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (L) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (M) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (N) For a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (O) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, **office**, **medical office**, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, **ambulance depot**, **fire hall**, **police station**, and **public utility**. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 254, of former City of Scarborough by-law 9511.



(717) Exception CR 717

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  - (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;



- (O) For a **Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly** if the **gross floor area** of all these uses:
- (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (P) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 254, of former City of Scarborough by-law 9511.

(718) Exception CR 718

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
- (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units, amenity space** must be provided at a minimum rate of:
- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and



- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (iii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.; and
- (O) **Parking space** for a **nursing home** must be provided at a minimum rate of 3.0 **parking spaces** for each 20 beds;
- (P) For a **Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (Q) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 255, of former City of Scarborough by-law 9511.

**(719) Exception CR 719**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:



- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  - (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse:
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) For a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (P) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, **office**, **medical office**, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, **ambulance depot**, **fire hall**, **police station**, and **public utility**. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:



**(A) SCHEDULE "B" Number 134, 215 and 254, of former City of Scarborough by-law 9511.**

**(720) Exception CR 720**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  - (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and



- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) A **place of worship** is permitted;
- (P) For a **Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (Q) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 254, of former City of Scarborough by-law 9511.

(721) Exception CR 721

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units, amenity space** must be provided at a minimum rate of:



- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) For a **Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (P) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 253, of former City of Scarborough by-law 9511.

(722) Exception CR 722

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;



- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
- (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
- (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) For a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
- (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (P) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, **office**, **medical office**, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating**



**establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of former City of Scarborough by-law 9511.

(723) Exception CR 723

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:

- (i) a minimum of 2.0 metres; and
- (ii) a maximum of 4.0 metres; and

(B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;

(C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]

(D) If a **lot** abuts Lawrence Ave. East:

- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
- (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) The minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
- (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) A mechanical penthouse;

- (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
- (ii) must not cover more than 50% of the roof area; and
- (ii) must be no more than 6.0 metres in height; and

(K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]

(L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;

(M) The following uses are not permitted:



- (i) **vehicle dealership;**
  - (ii) **vehicle fuel station;**
  - (iii) **vehicle washing establishment;** and
  - (iv) **vehicle service shop;** and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) For a **Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly** if the **gross floor area** of all these uses:
- (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (P) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel,** office, medical office, **nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school,** municipally owned **public parking, transportation use,** ambulance depot, fire hall, police station, and **public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 253, of former City of Scarborough by-law 9511; and
- (B) Schedule "C" Exception 34, of former City of Scarborough by-law 9511.

(724) Exception CR 724

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;



- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  - (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (iii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]
- (P) For a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) Above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 254, of former City of Scarborough by-law 9511.

(725) Exception CR 725

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and



- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  - (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (iii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) For a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (P) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**,



**hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of former City of Scarborough by-law 9511.

(726) Exception CR 726

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:

- (i) a minimum of 2.0 metres; and
- (ii) a maximum of 4.0 metres; and

(B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;

(C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]

(D) If a **lot** abuts Lawrence Ave. East:

- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
- (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) The minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
- (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) A mechanical penthouse;

- (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
- (ii) must not cover more than 50% of the roof area; and
- (ii) must be no more than 6.0 metres in height; and

(K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]

(L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;



(M) The following uses are not permitted:

- (i) **vehicle dealership;**
- (ii) **vehicle fuel station;**
- (iii) **vehicle washing establishment;** and
- (iv) **vehicle service shop;** and

(N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;

(O) For a **Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly** if the **gross floor area** of all these uses:

- (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
- (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(P) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 252, of former City of Scarborough by-law 9511.

(727) Exception CR 727

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:

- (i) a minimum of 2.0 metres; and
- (ii) a maximum of 4.0 metres; and

(B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;

(C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]

(D) If a **lot** abuts Lawrence Ave. East:

- (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
- (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) The minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;



- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  - (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (ii) must be no more than 6.0 metres in height; and
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) For a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (P) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 255, of former City of Scarborough by-law 9511.

(728) Exception CR 728

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **building setback** from a **lot line** that abuts Lawrence Ave., Pharmacy Ave. or Victoria Park Ave. is:
  - (i) a minimum of 2.0 metres; and
  - (ii) a maximum of 4.0 metres; and



- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 metres in height must be set back 2 metres more than the **main wall** below it; [ By-law: 1124-2018 ]
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (E) If **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
- (F) The minimum floor to ceiling height at first **storey** is 4.5 metres;
- (G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
- (I) If a **building** has more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  - (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  - (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
- (J) A mechanical penthouse;
  - (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  - (ii) must not cover more than 50% of the roof area; and
  - (iii) must be no more than 6.0 metres in height; and
- (K) On 2154 Lawrence Avenue East, a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher; [ By-law: 1353-2015 ]
- (L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in the Residential Zone category, and it must be used for **landscaping**;
- (M) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (N) A **vehicle** must not be parked or stored in any yard abutting Lawrence Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) For a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  - (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  - (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
- (P) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**,



**hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 256, of former City of Scarborough by-law 9511.

(729) Exception CR 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) Despite Clause 40.5.40.40, floor space index is calculated only for the above ground portion of a **building or structure** with a **transportation use**;
- (B) Despite Regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**;
- (C) Despite 40.10.20.20(1), the following uses are not permitted: **Drive Through Facility, Vehicle Dealership, Vehicle Fuel Station, Vehicle Service Shop, and Vehicle Washing Establishment**;
- (D) A **building** containing 80 **dwelling units** or greater must comply with the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms; and
  - (iii) in addition to the requirements of (i) and (ii) above, an additional 15 percent of the total number of **dwelling units** must include a minimum **interior floor area** of 90 square metres;
- (E) The required minimum **building setback** from a **lot** in the Open Space Zone category is 5 metres; and
- (F) If the **lawful gross floor area** of **lawfully existing buildings** on a **lot** results in a floor space index less than the required minimum floor space index, the **lawful** floor space index resulting from those **lawfully existing buildings** on that **lot** is the minimum floor space index for those **lawfully existing buildings** on that **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 595-2022 Under Appeal ]

(730) Exception CR 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 **building setbacks**, floor area and separation distances identified in (B), (C), (D), and (E) below apply to portions of a **building** which collectively enclose the entirety of a **storey** above the following **building** heights:
  - (i) above a height of 20 metres for **buildings** on **lots** abutting Eglinton Avenue East, Eglinton Avenue West, Yonge Street, Mount Pleasant Road or Bayview Avenue:
    - (a) if the height of the **building** exceeds a combined height of 27 metres plus the required **front yard setback**;
  - (ii) above a height of 15 metres for **buildings** on all other **lots**:
    - (a) if the height of the **building** exceeds a combined height of 20 metres plus the required **front yard setback**;
  - (iii) despite (i) and (ii) above, (B), (C), (D), and (E) below apply to portions of a **building** which collectively enclose the entirety of a **storey** located above a height of 26 metres, if the height of the **building** exceeds 27 metres for **lots** abutting:
    - (a) both Yonge Street and Eglinton Avenue East;
    - (b) both Yonge Street and Eglinton Avenue West;



- (c) both Bayview Avenue and Eglinton Avenue East;
- (d) both Yonge Street and Davisville Avenue; or
- (e) both Yonge Street and Chaplin Crescent; and
- (iv) despite (i) and (ii) above, (B), (C), (D), and (E) below apply to portions of a **building** which collectively enclose a **storey** above a height of 26 metres, on **lots** abutting Eglinton Avenue East between Yonge Street and Mount Pleasant Road, if the height of the **building** is greater than 36 metres;

- (B) The required minimum **side yard setback** and **rear yard setback** for the portion of the **building** specified in (A)(i) to (iv) above is 12.5 metres;
- (C) If a line projected at a right angle from a **main wall** of a **building** intercepts another **main wall**, the required minimum above-ground separation distance between the **main walls** for the portion of the **building** specified in (A)(i) to (iv) above is 25 metres from:
  - (i) another **building** on the same **lot**; and
  - (ii) another **main wall** of the same **building**.
- (D) any part of a **building** identified in (A)(i) to (iv) must be set back at least 3 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (E) The permitted maximum floor area for each **storey** of a **building** containing residential uses, as specified in (A)(i) to (iv) above, is 750 square metres, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor and balconies.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(731) Exception CR 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) Any part of a **building**, located above a height of 7.5 metres, measured from the average elevation of the ground along the **front lot line**, must be set back at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (B) If a **lot** has frontage on Bayview Avenue or Mount Pleasant Avenue, any part of a **building** located above a height of 19.5 metres, measured from the average elevation of the ground along the **front lot line**, must be set back at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (C) If a **lot** has frontage on Yonge Street, or is located west of Yonge Street:
  - (i) any part of a **building** located above a height of 22.5 metres, measured from the average elevation of the ground along the **front lot line**, must be set back at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point. This regulation does not apply if a **building** must comply with Regulation 900.11.10(730).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(732) Exception CR 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) Up to a height of 7.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue East, Eglinton Avenue West, Yonge Street, Mount Pleasant Road, or Bayview Avenue must be between 0.0 metres and 0.5 metres from the required **front yard setback**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue East, Eglinton Avenue West, Yonge Street, Mount Pleasant Road, or Bayview Avenue must be between 0.0 metres and 5.5 metres from the **front lot line** or required **front yard setback**;
- (B) The **first floor** of the **building** may not be used for residential purposes, other than:



- (i) residential lobby access, which, for a **corner lot**, must be from a flanking **street** that is not a major **street** on the Policy Areas Overlay Map;
- (C) Non-residential uses provided on a **lot** along Yonge Street, Eglinton Avenue West, Eglinton Avenue East, Mount Pleasant Road, Bayview Avenue, Redpath Avenue, Merton Street, and Pailton Crescent, must have a pedestrian entrance at the **first floor**:
  - (i) provided for every 10 metres of **lot frontage**, rounded down;
  - (ii) not located within 5 metres of another pedestrian entrance on the same **lot**; and
  - (iii) **lot frontage** used for residential lobby access may be excluded from the calculation in (C)(i) above;
- (D) A pedestrian entrance for a non-residential use provided on a **lot** with **lot frontage** along Eglinton Avenue East, Eglinton Avenue West, Yonge Street, Mount Pleasant Road, or Bayview Avenue must be:
  - (i) parallel to the **street**; and
  - (ii) located within 5 metres of the required **front yard setback**;
- (E) The required minimum depth of non-residential uses on the **first floor** is at least 15.0 metres from the **front wall**;
- (F) Despite 40.10.40.10 (5), if the **lot** is abutting a **lot** with a **building** identified as a **heritage site** with a first **storey** height of less than 4.5 metres fronting on the same **street**, then the required minimum height of the first **storey** is equal to the existing first **storey** height of the abutting **heritage site**;
- (G) If a **lawfully existing building** contains **lawful** uses on the first **storey** and does not satisfy the requirements of Regulations 900.11.10(732)(B) and 900.11.10(732)(E), those **lawful** uses are deemed to satisfy the requirements of Regulations 900.11.10(732)(B) and 900.11.10(732)(E);
- (H) Any addition, extension or change of use on the first **storey** of a **lawfully existing building** must comply with Regulations 900.11.10(732)(B) and 900.11.10(732)(E), or be authorized by a Section 45 Planning Act minor variance;
- (I) If a **lawful** main pedestrian entrance of a **lawfully existing building** is not located in accordance with Regulations 900.11.10(732)(C) and 900.11.10(732)(D), that **lawful** main pedestrian entrance location is deemed to satisfy the requirements of Regulations 900.11.10(732)(C) and 900.11.10(732)(D);
- (J) Any addition or extension to a **lawfully existing building** which requires a new main pedestrian entrance must comply with Regulations 900.11.10(732)(C) and 900.11.10(732)(D), or be authorized by a Section 45 Planning Act minor variance; and
- (K) For the purposes of Regulation 900.11.10(732), the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings**, **structures** or uses authorized or permitted on or before June 16, 2022.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(733) Exception CR 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 total **interior floor area** of an individual **retail store** may not exceed 1200 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(734) Exception CR 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 total **interior floor area** of an individual **retail store** may not exceed 2,000 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(735) Exception CR 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 required minimum height of a **building** or **structure** is 10.5 metres and it must have at least 3 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(736) Exception CR 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 required minimum height of a **building** or **structure** is 14.5 metres and it must have at least 4 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 Under Appeal ]

(749) Exception CR 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) On 2699-2701 Keele Street, as shown on Diagram 1 of By-law 829-2022, if the requirements of By-law 829-2022 are complied with, a **building** or **structure**, may be constructed, used or enlarged in compliance with (B) to (AA) below;
- (B) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 179.80 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), residential use portions of a **building** may be located on the same level or below non-residential use portions of a **building**;
- (D) Despite Regulation 40.10.40.10(3) and 40.10.40.10(7)(A), no portion of a **building** or **structure** erected on the lands may exceed the height in metres specified by the numbers following "HT" and number of **storeys** specified by the numerical values following "ST" on Diagram 5 of By-law 829-2022;
- (i) for the purpose of this exception, a mechanical penthouse does not constitute a **storey**;
- (E) Despite Regulation (D) above, and Regulations 40.5.40.10(4), (5), (6) and (7), the following elements of a **building** may project above the permitted maximum **building** heights shown on Diagram 5 of By-law 829-2022:
- (i) **structures** and elements related to outdoor flooring and roofing assembly, safety railings, guard rails, railings, parapets, terraces, planters, balustrades, bollards, stairs, retaining walls, ornamental or architectural features, and elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material by no more than 2.0 metres;
- (ii) equipment used for the functional operation of the **building**, such as electrical, gas pipes, chimneys, garbage vent pipes, garbage chutes, utility, mechanical and ventilation equipment, emergency generators and lighting fixtures by no more than 2.5 metres;
- (iii) elevator overrun, acoustical barriers, landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures, and fences by no more than 2.75 metres;
- (iv) gazebos, cabanas, trellises and wind mitigation features by no more than 3.0 metres;
- (v) mechanical screening and heating/cooling towers by no more than 5.0 metres; and
- (vi) window washing equipment, lighting rods, and decorative lighting canopy by no more than 4.0 metres;
- (F) Despite Regulations 40.10.40.70(3) and 40.10.40.80(2), the required minimum **building setbacks** and **main wall** separation distance are as shown in metres on Diagram 5 of By-law 829-2022



- (G) Despite Regulation (F) above and Regulations 5.10.40.70(1) and 40.10.40.60(1) to (9), the following encroachments are permitted into the required minimum **building setbacks** and above ground separation distance between **main walls** on Diagram 5 of By-law 829-2022:
- (i) balconies may encroach no more than 1.75 metres;
  - (ii) despite (G)(i) above, balconies are not permitted to encroach into **building setbacks** on the 2nd to 5th storeys along Keele Street, George Appleton Way and into the 7.5 metre building **setback** required from the east **lot line**, as shown on Diagram 5 of By-law 829-2022;
  - (iii) cladding, wind mitigation features, awnings, **building** cornices, window washing equipment, terrace lighting fixtures, ornamental elements, lightning rods, trellises, eaves, window sills, stairs, stair enclosures, air intakes and vents, ventilation equipment, landscape and **green roof** elements, partitions dividing outdoor recreation areas, privacy screens, acoustical walls, chimney stacks and exhaust flues may encroach no more than 2.5 metres; and
  - (iv) canopies may encroach no more than 3.0 metres;
- (H) Despite Regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 31,000 square metres, provided:
- (i) the residential **gross floor area** must not exceed 30,750 square metres; and
  - (ii) the non-residential **gross floor area** must not exceed 600 square metres;
- (I) On the 10th storey and above, the maximum gross construction area of each **storey** must not exceed 750 square metres;
- (J) Despite Regulation 200.5.10.1(1), and Table 200.5 10.1, **parking spaces** must be provided on the **lot** as follows:
- (i) the lesser of:
    - (a) the minimum **parking spaces** per **dwelling unit** for residential occupants in a **mixed use building** required in Table 200.5.10.1 of By-law 569-2013; and
    - (b) a minimum of 0.84 **parking spaces** per **dwelling unit** for residential occupants in a **mixed use building**;
    - (c) if the calculation of the number of required **parking spaces** in (a) or (b) above results in a number with a fraction, the number may be rounded down to the nearest whole number;
  - (ii) A minimum of 0.15 **parking spaces** per **dwelling unit** for residential visitors; and
  - (iii) A minimum of 8 **parking spaces** for the non-residential uses;
- (K) Despite Regulation 200.5.1.10(2), a maximum of 10 **parking spaces** may have a minimum width of 2.6 metres when obstructed on one side in accordance with Regulation 200.5.1.10(2)(D);
- (L) Despite Article 200.15.1, accessible **parking spaces** must be provided on the **lot** as follows:
- (i) accessible **parking spaces** 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 minimum 1.5 metre wide accessible barrier free aisle or path; and
  - (iii) accessible **parking spaces** do not need to be on the shortest route to the passenger elevator;
- (M) Despite Regulation 230.5.1.10(4)(A), a horizontal **bicycle parking space** must have a minimum width of 0.4 metres and a minimum length of 1.6 metres;
- (N) Despite Regulation 230.5.1.10(4)(B), a vertical **bicycle parking space** must have a minimum width of 0.4 metres and a minimum horizontal clearance from the wall of 1.1 metres;
- (O) Despite Regulation 230.5.1.10(9), "long term" and "short term" **bicycle parking spaces** for **dwelling units** or for non-residential uses may be located anywhere above or below ground in the **building**;
- (P) Despite Regulation 230.5.1.10(10), "long term" and "short term" **bicycle parking spaces** for **dwelling units** or for non-residential uses may also be provided in a **stacked bicycle parking space**;



- (Q) Despite Regulations 230.5.10.1(1), (2) and (5) **bicycle parking spaces** must be provided on the **lot** as follows:
- (i) a minimum of 0.68 **bicycle parking spaces** per **dwelling unit** must be provided as long-term **bicycle parking spaces** for the **dwelling units**;
  - (ii) a minimum of 0.07 **bicycle parking spaces** per **dwelling unit** must be provided as short-term **bicycle parking spaces** for the **dwelling units**;
  - (iii) no **bicycle parking spaces** are required for the non-residential uses; and
  - (iv) the number of required **bicycle parking spaces** in (i) and (ii) above may be rounded down to the nearest whole number when the calculation results in a fraction;
- (R) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** and may be located in an unsecured room;
- (S) For the purposes of this exception, a "Type G Loading Space" means a **loading space** that is a minimum of 4.0 metres wide, 13.0 metres long and has a minimum vertical clearance of 6.1 metres;
- (T) Despite Clause 220.5.10.1, at least one (1) Type "G" **loading space** must be provided and maintained on the **lot**;
- (U) In addition to the **building** elements listed in Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the areas in a **building** used for:
- (i) Hallways and elevator vestibules below ground; and
  - (ii) Electrical, utility, mechanical and ventilation rooms on any level of the **building**;
- (V) Despite Regulation 40.10.40.10(5), the required minimum height of 4.5 metres applies to portions of a **storey** containing non-residential uses listed in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A);
- (W) Despite Regulation 40.10.20.100(21)(B), the maximum area of an **outdoor patio** is 500 square metres;
- (X) Despite Regulation 40.5.40.60(1), the height limitation of 5.0 metres related to canopies for permitted encroachments into a required **building setback** does not apply;
- (Y) Despite Regulation 40.10.50.10(1)(B), no **landscaping** is required;
- (Z) Regulation 40.10.40.1(2) regarding grade related access to the non-residential uses does not apply; and
- (AA) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections: (None Apply)

(750) Exception CR 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) On 287, 289 and 291 Christie Street if the requirements of By-law 958-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 120.60 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 7 of By-law 958-2022;



- (D) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.8 metres;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 958-2022:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 2.2 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 2.2 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres.
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 3,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 3,500 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 465 square metres; and
  - (iii) Notwithstanding (i) above, the maximum permitted residential **gross floor area** located above 140.60 metres Canadian Geodetic Datum is 50.0 square metres.
- (G) Despite Regulation 40.10.40.50(1), a building with 20 or more **dwelling units** must provide at least 1.2 square metres for each **dwelling unit** as indoor **amenity space** and no outdoor **amenity space** is required;
- (H) Despite Regulations 40.5.40.70 (1) and 40.10.40.70 (2), the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law 958-2022;
- (I) Despite Clause 40.10.40.60, Regulation 40.10.40.80 (2) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, structural columns and elements and balconies, by a maximum of 3.25 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
  - (vii) eaves, by a maximum of 0.50 metres;
  - (viii) a dormer, by a maximum of 3.0 metres; and
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres.
- (J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.35 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) No **parking spaces** are required for residential visitors and non-residential uses.
- (K) Despite Regulation 200.5.1.10 (2) **stacked parking spaces** may have a minimum width of 2.2 metres, a length of 5.3 metres, and a minimum vertical clearance of 1.5 metres and no additional width is required for an obstructed **parking space**;
- (L) Despite Regulation 200.15.10(1), no accessible **parking spaces** are required;



- (M) Despite Regulation 200.5.1.10 (12)(C), a **vehicle** entrance or exit to a **building** must be at least 0.7 metres from the **lot line** abutting the **street**;
- (N) Regulation 200.5.1 (3) does not apply;
- (O) Despite Regulation 220.5.10.1 (2), no **loading spaces** are required;
- (P) Despite Regulation 230.40.1.20 (2), a "short term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance;
- (Q) Despite Regulation 200.5.1.10 (12), the minimum required width of a **vehicle** entrance or exit is 2.2 metres;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 958-2022 ]

(751) Exception CR 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) On 250 University Avenue, as shown on Diagram 1 of By-law 1041-2022, if the requirements of Section 7 and Schedule A of By-law 1041-2022 are complied with, a **mixed use building** or **structure** may be constructed, used or enlarged in compliance with (B) to (CC) below;
- (B) For the purpose of this exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 1041-2022;
- (C) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 89.36 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10 (1), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol as shown on Diagram 3 of By-law 1041-2022;
- (E) Despite Regulations 40.5.40.10 (4) to (8), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1041-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.5 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, excluding a mechanical penthouse, by a maximum of 3.5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.5 metres;
  - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres
  - (vi) **building** maintenance units and window washing equipment by a maximum of 5.0 metres;
- (F) Article 600.10.10 respecting **building setbacks**, **building** separation, separation of **main walls**, and projections and encroachments into **building setbacks** and **angular planes** does not apply;
- (G) Despite Clause 40.5.40.70 and Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1041-2022;
- (H) Despite (D) and (G) above, **buildings** or **structures** may not be located between a height of 40.0 metres and a height of 33.0 metres, within the hatched area as shown on Diagram 3 of By-law 1041-2022;
- (I) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and Regulation 40.10.40.70(1), and (G) and (H) above, the following **building** elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Awnings and canopies, to a maximum extent of 2.5 metres;
  - (ii) Landscape and public art features, planters, trellises, screens, balcony dividers, wind mitigation screens, wheel chair ramps, and their associated **structures**, to a maximum extent of 2.5 metres;



- (iii) Architectural features, projecting panel system at exterior walls, eaves, fences, guardrails, lighting fixtures, ornamental elements, parapets, railings, and window sills, to a maximum extent of 1.0 metres;
  - (iv) Stairs and stair enclosures to a maximum extent of 2.0 metres; and
  - (v) Window washing and **building** maintenance equipment, to a maximum extent of 5.5 metres;
- (J) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 48,000 square metres, of which:
  - (i) the permitted maximum residential **gross floor area** is 35,100 square metres;
- (K) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may be located below or on the same level as non-residential use portions of the **building**;
- (L) The provision of **dwelling units** is subject to the following:
  - (i) A minimum of 30 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (L)(ii) above are not included in the provision required by (L)(i) above;
- (M) Despite Regulation 40.10.40.50(1), a building with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rates:
  - (i) 1.8 square metres of indoor **amenity space** for each **dwelling unit**;
  - (ii) 1.18 square metres of outdoor **amenity space** for each **dwelling unit**;
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (N) Regulation 40.10.40.50(2), with regards to **amenity space** for **buildings** with non-residential uses in SS1 areas does not apply;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) a minimum of 0.1 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) no **parking spaces** are required for residential visitors or non-residential uses;
  - (iii) **Parking spaces** may be provided as a **stacked parking space**;
  - (iv) **Parking spaces** may be provided within an "automated parking garage";
  - (v) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (vi) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (P) An "automated parking garage" is subject to the following:
  - (i) a minimum of 2 "entry cabins" must be provided;
  - (ii) all "entry cabins" must have **driveway** access to a **street** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature;
  - (iii) for the purpose of this exception, "automated parking garage" means a mechanical system for the purpose of parking and retrieving **vehicles** without drivers in the **vehicle** during parking and without the use of ramps or **drive aisles**, and which may include but is not limited to, a vertical lift and the storage of **vehicles** on parking pallets and the automated manoeuvring of other **vehicles** during parking or retrieving operations; and
  - (iv) for the purpose of this exception, "entry cabin" means the component of an "automated parking garage" into which the driver of a **vehicle** deposits, and from which the driver retrieves, their **vehicle**;
- (Q) Despite regulations 200.5.1.10(2) and (3), a **parking space** provided as a **stacked parking space** must have the following minimum dimensions:



- (i) Length of 5.1 metres;
  - (ii) Width of 2.1 metres; and
  - (iii) Vertical clearance of 2.0 metres;
- (R) Regulation 200.5.1(3) regarding **drive aisle** width does not apply to **parking spaces** located within an "automated parking garage";
- (S) Regulations 200.5.1.10(2), (3) and (4) regarding the dimensions and vertical clearance for **parking spaces** do not apply to **parking spaces** located within an "automated parking garage";
- (T) Regulations 200.5.1.10(5) and (6) regarding **tandem parking spaces** do not apply to **parking spaces** located within an "automated parking garage";
- (U) Regulation 200.5.1.10(13) regarding access does not apply to **parking spaces** located within an "automated parking garage";
- (V) Despite Regulation 200.5.1.10(13), a **vehicle** elevator is not an obstruction to the access of a **parking space**, provided that a minimum of 2 **vehicle** queuing spaces are provided in a **stacking aisle** within the **building**;
- (W) Despite Article 200.15.10, no accessible **parking spaces** are required in relation to **parking spaces** located within an "automated parking garage".
- (X) Despite Regulations 230.5.1.10 (4) and (5), a **stacked bicycle parking space** must have the following minimum dimensions:
- (i) Length of 1.8 metres;
  - (ii) Width of 0.35 metres; and
  - (iii) Vertical clearance of 1.0 metre;
- (Y) Despite Regulation 230.5.1.10(7), no shower and change facilities are required on the **lot**;
- (Z) Despite Regulation 230.5.1.10 (9) and Clause 230.40.1.20, a "long-term" **bicycle parking space** may be located within a secured room, locker, area or enclosure on any **storey** of a **building** above or below ground level;
- (AA) Despite Regulation 230.5.1.10(10), and Clause 230.40.1.20, both "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement and in any combination of vertical, horizontal or stacked positions;
- (BB) Despite Regulation 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**, provided that they are located:
- (i) on the first or second **storey** of the **building** in a publicly-accessible room, area or enclosure;
  - (ii) on the levels of the **building** below-ground in a publicly-accessible room, area or enclosure; or
  - (iii) outside the **building**, on the **lot**;
- (CC) Despite Clauses 40.10.90.1 and 220.5.10.1, a minimum of one Type "C" **loading space** and one Type "B" **loading space** shall be provided and maintained on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1041-2022 Enacted ]

(752) Exception CR 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) On the lands municipally known in the year 2020 as 34-50 King Street East and 2 Toronto Street, if the requirements of By-law 1195-2022(OLT) are complied with, a **building**, or **structure**, may be constructed, used or enlarged in compliance with (B) to (KK) below;
- (B) For the purpose of this exception, "Existing Building" is the **building** and **structures** existing on the **lot** on 1195-2022(OLT), labelled as 'Existing Building' as shown on Diagram 1 of By-law 1195-2022(OLT);
- (C) The Existing Building as shown on Diagram 1 of By-law 1195-2022(OLT) is permitted, including alterations and additions permitted in accordance with this Exception;
- (D) Only non-residential uses are permitted in the Existing Building;



- (E) Despite Regulation 40.10.20.20(1)(A), **public parking** is permitted provided the associated **parking spaces** are located in a below ground **parking garage** on the **lot**;
- (F) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may be located on the same level as non-residential use portions of the **building**.
- (G) **Dwelling units** provided must comply with the following:
  - (i) A minimum of 30 percent of the total number of **dwelling units** on the **lot** must contain 2 or more bedrooms; and
  - (ii) A minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain 3 or more bedrooms, and these **dwelling units** may also be used to determine compliance with (i) above;
- (H) For **dwelling units** located on the 12th to 19th storey of a **building**, living room windows are not permitted in a **main wall** facing Victoria Street;
- (I) Despite Regulations (L) and (U) below, no portion of a **building** or **structure**, with the exception of the permitted projections set out in Regulations (M) and (V) below, may be located within the areas subject to the following regulations as shown hatched on Diagram 3 of By-law 1195-2022(OLT):
  - (i) From the finished ground surface to a vertical height of 6.5 metres above finished ground surface;
  - (ii) Between 22.0 metres above finished ground surface and 28.5 metres above the Canadian Geodetic Datum elevation of 83.05 metres; and
  - (iii) Between 44.0 metres above finished ground surface and 46.0 metres above the Canadian Geodetic Datum elevation of 83.05 metres;
- (J) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 83.05 metres and the highest point of the **building** or **structure**;
- (K) For the purpose of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 83.05 metres;
- (L) Despite Regulation 40.10.40.10(1) and (7), the permitted maximum height of each portion of a **building** or **structure** on the **lot** is the height in metres as specified by the numbers following the symbol "HT", and the number of **storeys** following the symbol "ST" as shown on Diagram 3 of By-law 1195-2022(OLT);
- (M) Despite Regulations 40.5.40.10(3), (4), (5), (6), (7), and (8), and Regulation (L) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** height limits as shown on Diagram 3 of By-law 1195-2022(OLT) as follows:
  - (i) Eaves, cornices, landscape features, trellises, light fixtures, stairs and stair enclosures, awnings, canopies, elevator enclosures and related structural elements, elevator overrun, heating, cooling or ventilating equipment, architectural and privacy screens, window washing equipment/ **building** maintenance equipment, damper equipment to reduce **building** movement, **structures** used for outside or open air recreation, safety or wind protection purposes and **structures** associated with an **outdoor patio** on the roof, which may project to a maximum height of 4.0 metres;
  - (ii) Parapets, wheel chair ramps, balustrades, guardrails, bollards, elements associated with a **green roof**, green energy and **renewable energy** facilities, railings, retaining walls, mechanical fans, vents, stacks, chimneys, which may project to a maximum height of 1.5 metres;
  - (iii) Despite (i) and (ii) above, on the Existing Building as shown on Diagram 3 of By-law 1195-2022(OLT): eaves, cornices, parapets, landscape planters, landscape screens, trellises, wheel chair ramps, light fixtures, balustrades, guardrails, awnings, canopies, railings, architectural and privacy screens, vents, stacks, chimneys, and **structures** associated with an **outdoor patio** on the roof to a maximum height of 3.0 metres;
  - (iv) Despite (i) and (ii) above, on the Existing Building as shown on Diagram 3 of By-law 1195-2022(OLT): stairs, stair enclosures, elevator, elevator overrun as shown on Diagram 3 of By-law 1195-2022(OLT), and roof top access vestibule and a screen, wall or **structure** enclosing such projections, may project to a maximum height of 6.0 metres;



- (v) Within the hatched areas shown on Diagram 3, columns, walls, **main walls**, and structural supports of the building; and
- (vi) **Structures**, elements and enclosures permitted by (V) below;
- (N) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres, excluding any mezzanine level;
- (O) For the purposes of this Exception, a mezzanine level located above the first floor and below the second **storey** of a **building**, limited in use to areas used for the functional operation of the **building**, including access thereto, and **bicycle parking spaces**, is not a **storey**;
- (P) Despite Regulations 40.5.1.10(3)(A), 40.10.40.40(1) and (2), the total **gross floor area** of the **buildings** and **structures** must not exceed a maximum of 25,120 square metres, of which:
  - (i) a required minimum of 9,800 square metres of **gross floor area** must be available for use by non-residential uses; and
  - (ii) a required minimum of 9,500 square metres of the **gross floor area** required by i. above, must be available for office uses;
- (Q) In addition to the areas in the **building** listed in Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is reduced by the area of the **building** used for:
  - (i) a vestibule and elevator providing access to the roof of the Existing Building as shown on Diagram 3 of By-law 1195-2022(OLT);
  - (ii) mechanical rooms in any **storey** of the **building**; and
  - (iii) exterior rooftop, patio or terrace areas that are partially enclosed by walls or **main walls**;
- (R) For the purpose of this exception, the calculation of **gross floor area** does not include the areas occupied by any non-structural architectural or ornamental features that are attached to and project from the **main wall** of a **building**, or any areas that are partially enclosed by such features;
- (S) Despite Regulation 40.10.40.50(1), **amenity space** must be provided as follows:
  - (i) A minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**; and
  - (ii) A minimum of 1.0 square metres of outdoor **amenity space** per **dwelling unit**;
- (T) Regulation 40.10.40.50(2) with respect to **amenity space** for **buildings** with non-residential uses does not apply;
- (U) Despite Regulations 40.5.40.70(1), 40.10.40.70(1), 40.10.40.80(1), and Section 600.10, the required minimum **building setbacks** and minimum distance between **main walls** of **buildings** and **structures** must be provided as shown in metres on Diagram 3 of By-law 1195-2022(OLT);
- (V) Despite Regulation 5.10.40.70 (1), Clauses 40.5.40.60 and 40.10.40.60, 600.10.10(1)(D), and Regulation (U) above, only the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance, as follows:
  - (i) cornices, ornamental or architectural elements, pilasters, eaves, window sills, and light fixtures may project a maximum of 1.0 metres;
  - (ii) canopies and awnings which may project a maximum of 3.0 metres; and
  - (iii) in addition to the above, on the Existing Building as shown on Diagram 3 of By law 1195-2022(OLT), elevator overruns and rooftop access vestibules are also permitted, provided such **structures** are located no closer than 6.0 metres from the north and south **lot lines** abutting a **street** or **lane**, and no closer than 3.5 metres from the east **lot line** abutting a **street**;
  - (iv) **structures**, elements and enclosures permitted by Regulation (M) above;
- (W) Despite Regulation 40.10.100.10(1)(A), **vehicle** access may be from a **street**;
- (X) Despite Regulation 40.10.100.10(1)(C), more than one **vehicle** access is permitted;
- (Y) Despite Regulations 40.5.80.1(1), 200.5.1(2), 200.5.1.10(10), 200.5.10.1(1), 200.5.200.40(2) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) A minimum of 0.23 **parking spaces** per **dwelling unit** must be provided for residents;



- (ii) A minimum of 0.27 parking spaces for each 100 square metres of **gross floor area** must be provided for office use;
- (iii) No **parking spaces** are required for residential visitors and other non-residential uses;
- (iv) **Parking spaces** required by (ii) above may be provided for the shared use of non-residential uses and residential visitors on a non-exclusive basis within a **public parking** facility on the **lot**;
- (v) A minimum of 4 **parking spaces** must be provided as car-share parking spaces;
- (vi) A reduction of 4 resident **parking spaces** will be permitted for each of the car share parking spaces provided on the **lot**, and that the maximum reduction permitted by this means be capped by the application of the following formula:  $4 \times (\text{Total of dwelling units} \div 60)$ , rounded up to the nearest whole number;
- (Z) For the purpose of this Exception, car share is the practice whereby a number of people share the use of one or more cars that are owned and operated by a profit or non profit car sharing organization;
- (AA) For the purpose of this Exception, car-share parking space means a **parking space** that is reserved and actively used for car-sharing;
- (BB) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 16 **parking spaces** may have a minimum width of 2.6 metres when one side of the **parking space** is obstructed according to Regulation 200.5.1.10(2)(D);
- (CC) Regulation 200.5.1.10(12)(C) with respect to **vehicle** entrance or exit to a **building** does not apply;
- (DD) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
  - (i) Length 5.6 metres;
  - (ii) Width of 3.4 metres; and
  - (iii) Vertical clearance of 2.1 metres
- (EE) Despite Regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path and such aisle or path may be shared by two accessible **parking spaces**;
- (FF) Despite Regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
  - i. Entrance to a **building**;
  - (i) Entrance to a **building**;
  - (ii) Passenger elevator that provides access to the first **storey** of the **building**; and
  - (iii) Shortest route from the required entrances in (i) and (ii);
- (GG) Despite Regulation 220.5.1.10(1) and Clause 220.5.10.1, a minimum of one Type "G" **loading space**, one Type "B" **loading space** and two Type "C" **loading spaces** must be provided;
- (HH) Despite Regulations 230.5.1.10(9)(A) and (B), a required "long-term" **bicycle parking space** may be located:
  - (i) On the first **storey** of the **building**;
  - (ii) On the second **storey** of the **building**;
  - (iii) On a mezzanine level of the **building**; and
  - (iv) On levels of the **building** below-ground;
- (II) Despite Regulation 230.5.1.10(4), the minimum width of a **stacked bicycle parking space** is 0.4 metres;
- (JJ) Despite Regulation 230.5.1.10(10), a "short term" **bicycle parking space** may also be located in a **stacked bicycle parking space**; and
- (KK) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1)397 of former City of Toronto By-law 438-86. [ By-law: 1195-2022(OLT) ]

(753) Exception CR 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) On 1956-1986 Weston Road and 1, 3, 3a and 5 Little Avenue, if the requirements of By-law 964-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 126.75 metres and the elevation of the highest point of the **building** or **structure** as shown on Diagram 3 of By-law 964-2022;
- (C) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** provided the non-residential uses are located on or below the second **storey**;
- (D) Despite Regulation 40.10.40.10(2) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 964-2022;
- (E) Despite Clause 40.5.40.10 (4),(6),(7) and (8), and D above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 964-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6 metres;
  - (ii) structures that enclose, screen or cover the equipment, structures and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6 metres;
  - (iii) architectural features, air intake and air handling units, communication equipment, cooling tower, elevator overruns, exit stairs, stairs, fences, flues, landscape and public art features, noise attenuation walls, pipes, window washing equipment, and elevator machine room by a maximum of 6 metres;
  - (iv) awnings, chimneys, bollards, guardrails, lighting fixtures, ornamental elements, cornices, railings, retaining walls, parapets, railings, balustrades, roof drainage systems, screens, stacks, terraces, **green roof**, trellises, vents, wind mitigation screens and **building** maintenance units by a maximum of 5 metres; and
  - (v) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres.
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 56,250 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 52,500 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 3,750 square metres.
- (G) Despite Regulation 40.10.40.70 (2) and (4), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 964-2022;
- (H) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 964-2022;
- (I) Despite Clause 40.10.40.60, (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) exterior stairs and stair enclosures, by a maximum of 5.5 metres;
  - (ii) chimneys, planters, trellises, screens, wind mitigation screens, and wheel chair ramps, and their associated **structures**, by a maximum of 3.0 metres; and
  - (iii) architectural features, eaves, finials, guardrails, lighting fixtures, ornamental elements, parapets, railings, window sills, by a maximum of 1.0 metres.
- (J) Balconies are not permitted to encroach within the **main wall** separation distance, as shown on Diagram 3;
- (K) A minimum of 25 percent of the total number of **dwelling units** must contain two and three bedrooms, with a minimum of 10 percent of the total number of **dwelling units** must contain three bedrooms or more;
- (L) Despite Regulations 40.10.100.10(1) (A) and (C) with respect to **vehicle** access, one vehicular access is permitted from Lawrence Avenue West and one vehicular access is permitted from Little Avenue;



- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.4 residential occupant **parking spaces** for each dwelling unit;
  - (ii) a minimum of 0.05 residential visitor **parking spaces** for each dwelling unit; and
  - (iii) a minimum of 1 **parking space** for each 100 square metres of non-residential **gross floor area**.
- (N) Despite (M) above, the a minimum required number of **parking spaces** for residents may be reduced by a maximum of four spaces for each "car-share" **parking space** provided the maximum reduction permitted, irrespective of "car-share" **parking spaces** is 12. For the purposes of this exception:
- (i) "car-share" or "car-sharing" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres drive, and set membership requirements of the "car-sharing" organization, including payment of a membership fee that may or may not be refundable; and
  - (ii) "car-share" **parking space** means a **parking space** exclusively reserved and signed for a car used only for "car-share" purposes.
- (O) Despite Regulation 200.15.1(1) and (3), an accessible **parking space** must comply with the following provisions:
- (i) An accessible **parking space** must have the following minimum dimensions; and
    - (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.
- (P) Despite Regulation 200.15.1(4), an accessible **parking space** must be the **parking spaces** closest to a barrier free:
- (i) entrance to a **building**;
  - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
  - (iii) shortest route from the required entrances in (i) and (ii).
- (Q) Despite Regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is:
- (i) length of 1.8 metres;
  - (ii) width of 0.45 metres; and
  - (iii) vertical clearance of 1.9 metres.
- (R) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum dimensions of a **stacked bicycle parking space** is:
- (i) length of 1.8 metres;
  - (ii) width of 0.45 metres; and
  - (iii) vertical clearance of 1.0 metres.
- (S) In addition to the locations a "long-term" **bicycle parking space** may be located in listed in Regulations 230.5.1.10(9)(A)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located in the following locations:
- (i) "long-term" **bicycle parking spaces** may be provided in horizontal, vertical and/or **stacked bicycle parking spaces**, or any combination thereof; and
  - (ii) "long-term" **bicycle parking spaces** and may be located any floor of a **building** below grade.
- (T) In addition to the places a "long-term" **bicycle parking space** may be located in listed in Regulations 230.5.1.10(9)(B)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located in the following locations:



- (i) long-term **bicycle parking spaces** and/or **stacked bicycle parking spaces** may be located within a secured room, enclosure or any combination thereof.
- (U) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (V) Despite Regulations 230.40.1.20 (2), "short term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance, and be located indoors or outdoors;
- (W) Regulation 40.10.90.40(1) does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 964-2022 ]

(754) Exception CR 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) On 506-516 Church Street, if the requirements of By-law 1054-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) For the purposes of this exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1 attached to By-law 1054-2022;
- (C) Of the total number of **dwelling units** provided on the **lot**:
  - (i) a minimum of 15 percent must be two-bedroom **dwelling units**;
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units**;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (C)(ii) above are not included in the provision required by (C)(i) above;
  - (iv) an additional 15 percent of the total number of **dwelling units** will be any combination of two-bedroom and three-bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three-bedroom **dwelling units**; and
  - (v) **dwelling units**, as described in (C)(iv) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (D) Despite Regulation 40.10.20.100(1)(A), the permitted total **interior floor area** of all **cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments** may not exceed 825 square metres;
- (E) Despite Regulation 40.10.20.100(2), a **nightclub** with a maximum **gross floor area** of 500 square metres is permitted on the first **storey** of the **building**;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 13,250 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 12,260 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 770 square metres;
- (G) A minimum of two (2) non-residential units must be provided at the ground level, of which the individual non-residential units must not exceed a maximum permitted **gross floor area** of 395 square metres, with the exception of one non-residential unit which may have a maximum **gross floor area** of 500 square metres;
- (H) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 104.58 metres and the elevation of the highest point of the **building** or **structure**;
- (I) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 1054-2022;
- (J) Despite regulations 40.5.40.10(3) to (7), and (I) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) parapets, railings, guardrails, balustrades, roof drainage, retail signage, thermal insulation or roof ballast, roof construction assembly elements, and planters, by a maximum of 1.5 metres;



- (ii) Safety railings and fences, provided the maximum vertical dimension of any such **structure** does not exceed 1.8 metres, and having a maximum combined vertical dimension with (i) above of 2.2 metres above the height of each roof level of the **building**;
  - (iii) **Structures** used for **green roof** elements, landscape features, elevator overruns, stair towers, stair enclosures, partitions dividing outdoor recreation areas, trellises or a fence, planters, landscape features, walls or **structures** enclosing such elements, and exhaust flues, swimming pools (elevated or otherwise), **structures** housing pool or spa maintenance or operational equipment, by a maximum of 3.0 metres; and
  - (iv) **Structures** used for outside or open-air recreation, wind mitigation elements, architectural elements, public art features, life safety equipment, telecommunications equipment and antennae, window washing equipment, and lightning rods, by a maximum of 5.0 metres;
- (K) Despite regulation 40.5.40.60(1), a canopy, awning or similar **structure** may be located more than 5.0 metres above the elevation of the ground directly below it;
- (L) Despite Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1054-2022;
- (M) Despite Regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 1054-2022;
- (N) Despite clause 40.10.40.60, and regulations (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Window washing equipment, ornamental or architectural elements, trellises, stairs, stair enclosures, stair landings, supportive columns, wheel chair ramps, wind screens, acoustic screens and landscape and public art features, to a maximum of 3.0 metres;
  - (ii) Cornices, lighting fixtures, finials, parapets, eaves, window sills, bay windows, piers, vents, stacks, and retaining walls, to a maximum of 1.2 metres;
  - (iii) Balconies located within the areas denoted as HT 5.5, HT 18.0, HT 21.0 and HT 30.0 on Diagram 3 of By-law 1054-2022 to a maximum of 2.0 metres;
  - (iv) Canopies and awnings to a maximum of 3.0 metres; and
  - (v) Juliette balconies to a maximum of 0.3 metres;
- (O) Despite Regulation 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
  - (i) at least 4.0 square metres for each **dwelling unit** as **amenity space**;
  - (ii) of which a minimum of 195 square metres must be provided as outdoor **amenity space** provided that no more than 25 percent may be a **green roof**; and
  - (iii) Indoor **amenity space** must be located in a multi-purpose room or rooms, at least one of which shall contain a kitchen and a washroom;
- (P) Despite Regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 0.14 **parking spaces** per **dwelling unit** for residents;
  - (ii) A minimum of 0.06 **parking spaces** per **dwelling unit** for visitors; and
  - (iii) No **parking spaces** are required for non-residential uses;
- (Q) Of the **parking spaces** required in Regulation (P)(i) above, a maximum of 4 **parking spaces** may be "car-share parking spaces", and for up to two "car-share parking spaces" the required minimum number of **parking spaces** for residents may be reduced by 4 **parking spaces** for each "car share parking space" provided;
- (R) For the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental;
- (S) For the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (T) Despite regulation 200.5.1.10(2) four **parking spaces** may have a minimum width of 2.4 metres, a minimum length of 5.4 metres, and a minimum height of 1.7 metres with or without obstructions;



- (U) Despite Regulations 230.5.1.10(7), 230.5.10.1(1) and (5)(A) and Table 230.5.10.1(1), **bicycle parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 0.9 "long term" **bicycle parking spaces** for each **dwelling unit** for residents;
  - (ii) A minimum of 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit** for visitors;
  - (iii) No change and shower facilities shall be required on the **lot**;
- (V) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (W) Despite Regulation 230.5.1.10(4)(A) and (C), the required minimum dimensions of a **stacked bicycle parking space** are:
- (i) length of 1.6 metres;
  - (ii) width of 0.36 metres; and
  - (iii) vertical clearance of 1.0 metres; and
- (X) Regulation 230.40.1.20(2), with respect to the location of "short-term" **bicycle parking spaces**, does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 131 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 259 of former City of Toronto By-law 438-86. [ By-law: 1054-2022 Enacted ]

(755) Exception CR 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) On the lands municipally known in the year 2021 as 744, 746, 748, 750, 752, 754, 756 and 758 Mount Pleasant Road, if the requirements of Section 7 and Schedule A are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (T) below;
- (B) Despite Regulation 150.45.20.1(1), in the Commercial Residential Zone category, a **day nursery** may be located in a **mixed use building** or a **building** with a **public school**;
- (C) Regulations 150.45.40.1(2) and 150.48.20.1(2), regarding size and location requirements of a **day nursery** within a **public school**, do not apply;
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 158.4 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 1000-2022;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) parapets, awnings, fences, railings, dividers, pergolas, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, columns, pillars, chimneys, vents, pipes, terrace walls, lightning rods, light standards and fixtures, architectural features, architectural flutes, ornamental elements, art and **landscaping** features, elements of a **green roof**, planters, seating areas, wheelchair ramps, retaining walls, decorative screens, divider screens and unenclosed **structures** providing safety, wind or noise mitigation to outdoor **amenity space**, to a maximum of 3.0 metres; and
  - (ii) elements used for the functional operation of the **building**, including roof access, , elevator shafts and overruns, water supply facilities, safety elements, chimneys, pipes, vents, shafts, cooling equipment, solar panels, antennae, satellite dishes, flight warning lights, window washing equipment and crane **structures**, and related structural, mechanical, enclosure and screening elements by a maximum of 3.5 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 32,300 square metres, of which:



- (i) the permitted maximum **gross floor area** for residential uses is 32,000 square metres; and
  - (ii) the permitted maximum non-residential **gross floor area** for non-residential uses is 6,000 square metres, including a **public school** and **day nursery**;
- (H) Despite Regulation 40.10.40.50(1)(A) and (B), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
  - (i) at least 1.85 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 1.5 square metres for each **dwelling unit** as outdoor **amenity space**;
- (I) Despite Regulation 40.10.50.10(2), a fence is not required along the portion of the west **lot line** that is to be used for the purposes of a mid-block pedestrian surface easement connection as shown on Diagram 3 of By-law 1000-2022;
- (J) Despite Regulation 40.10.50.10(3), a 1.0 metre wide strip of **soft landscaping** must be provided along a **lot line** abutting a **lot** in the Residential Zone category;
- (K) Despite (J) above, **soft landscaping** is not required along the portion of the west **lot line** that is to be used for the purposes of a mid-block pedestrian surface easement connection as shown on Diagram 3 of By-law 1000-2022;
- (L) Despite Regulations 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1000-2022;
- (M) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (L) above, the following **building** elements and **structures** may encroach into a required **building setback**:
  - (i) roof overhangs, balustrades, canopies, awnings chimneys, cornices, eaves, guardrails, parapets, landscape and **green roof** elements, waste storage and **loading space** enclosures, lighting fixtures, ornamental elements, public art features, railings, window washing equipment, terraces, decorative architectural features, privacy screens, stair enclosures, stairs, trellises, underground garage ramps, vents, wheelchair ramps, wind mitigation features and windowsills to a maximum of 2.0 metres;
- (N) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, **vehicle parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.2 **parking spaces** per **dwelling unit** for residential occupants; and
  - (ii) a minimum of 0.06 **parking spaces** per **dwelling unit** for residential visitors, which may also be may also be used for non-residential uses;
- (O) Equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
  - (i) being within 0.25 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or
  - (ii) being at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (P) Despite Regulations 200.15.1(1), 200.15.1(3), and 200.15.10(1)(C), accessible **parking spaces** must comply with the following:
  - (i) minimum of four (4) accessible **parking spaces** must be provided;
  - (ii) accessible **parking spaces** 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;
  - (iii) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (Q) Despite Regulation 200.15.1(4), an accessible **parking space** is required to be the closest **parking space** to:
  - (i) a barrier free entrance to a **building**;
  - (ii) a barrier free passenger elevator that provides access to the first **storey** of the **building**; and



- (iii) the shortest route from the required entrances in (i) and (ii) above;
- (R) Despite Regulation 230.5.1.10(4)(C), the required minimum dimensions of a **stacked bicycle parking space** are:
  - (i) length of 1.8 metres;
  - (ii) width of 0.4 metres; and
  - (iii) vertical clearance of 1.2 metres;
- (S) Despite Regulations 230.5.1.10(9)(A) and (B), "long-term" **bicycle parking spaces** are permitted to be located on all levels of the **building** and **parking garage** both above and below ground; and
- (T) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1000-2022 Enacted ]

(756) Exception CR 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) On 640 Lansdowne Avenue, as shown on Diagram 1 of By-law 848-2022, if the requirements of By-law 848-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below:
- (B) For the purposes of this exception:
  - (i) **lot** is defined as the lands outlined by black on Diagram 1 of By-law 848-2022;
  - (ii) "Area A" is defined as the portion of the **lot** identified on Diagram 2 of By-law 848-2022;
  - (iii) "lot line" is defined to include the boundary of "Area A", identified on Diagram 2 of By-law 848-2022; and
  - (iv) "front lot line" is defined as the **lot line** abutting Lansdowne Avenue;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** on the lands within "Area A" is measured as the distance between the Canadian Geodetic Datum elevation of 114.06 metres and elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as the non-residential use portions of the **building**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** on the lands within "Area A" is the number following the letters HT in metres as shown on Diagram 6 of By-law 848-2022;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following elements may project beyond the permitted maximum height of a **building** shown on Diagram 6 of By-law 848-2022:
  - (i) parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, columns, pillars, chimneys, vents, pipes, terraces, balconies, lightning rods, light standards and fixtures, architectural features, architectural flutes, ornamental elements, art and **landscaping** features, elements of a **green roof**, planters, seating areas, wheelchair ramps, retaining walls, canopies and awnings, decorative screens, divider screens and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 2.0 metres; and
  - (ii) equipment used for the functional operation of a **building** including electrical, utility and ventilation equipment, cooling equipment, enclosed stairwells, roof access, elevator shafts and overruns, elevator machine room, maintenance equipment storage, solar panels and related equipment, antennae and satellite dishes, flight warning lights, garbage chutes, site servicing features, mechanical equipment, cooling equipment, decorative screens and any associated enclosure **structures**, **building** maintenance units, window washing equipment and crane **structures** may project above the height limits to a maximum of 5.0 metres;



- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the lands within "Area A" is 21,500 square metres, of which 15,000 square metres of **gross floor area** must be for a **nursing home** use;
- (H) A minimum of 250 **bed-sitting rooms** must be provided for a **nursing home** use within "Area A";
- (I) A minimum of 55 **dwelling units** must be provided within "Area A";
- (J) Despite Regulation 40.10.40.70(2) and 40.10.80(2), the required minimum **building setbacks** on the lands within "Area A" are as shown on Diagram 6 of By-law 848-2022;
- (K) Despite (J) above, the required minimum **building setback** of the first **storey** from the **front lot line** on the lands within "Area A" is 1.2 metres;
- (L) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
  - (i) roof overhangs, balconies, balustrades, canopies, chimneys, cornices, eaves, guardrails, parapets, landscape and **green roof** elements, waste storage and **loading space** enclosures, lighting fixtures, ornamental elements, public art features, railings, window washing equipment, terraces, decorative architectural features, privacy screens, stair enclosures, stairs, trellises, underground garage ramps, vents, wheelchair ramps, wind mitigation features and windowsills, to a maximum of 1.5 metres;
- (M) Regulation 40.10.50.10(3) regarding **soft landscaping** requirements abutting a **lot** in a Residential Zone category does not apply;
- (N) Despite Regulation 40.10.80.20(2), a **parking space** must be set back 5.1 metres from a **lot** in the Residential Zone category;
- (O) Regulation 40.10.90.10(1), with respect to **loading space** location, does not apply;
- (P) Despite Regulation 40.10.90.40(1)(A), vehicle access to a **loading space** may be from a major **street**;
- (Q) Despite Regulations 40.10.100.10(1)(A) and (C), a maximum of two **vehicle** accesses to the **lot** are permitted, which may be from a **street** which is a major **street**;
- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained within "Area A" in accordance with the following:
  - (i) 0 **parking spaces** are required for residential occupants;
  - (ii) a minimum of 5 **parking spaces** are required for residential visitors;
  - (iii) a minimum 25 **parking spaces** are required for a **nursing home** use; and
  - (iv) 0 **parking spaces** are required for non-residential uses;
- (S) Despite Regulation 200.5.1.10(2)(A)(iv) and (D), Electric **Vehicle** Infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (T) Equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
  - (i) being within 0.25 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or
  - (ii) being at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (U) Despite Regulation 220.5.10.1(8) and 220.5.10.1(3), a minimum of 1 Type "B" **loading space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 848-2022 Enacted ]

(757) Exception CR 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) On 1910 Eglinton Avenue East, if the requirements of Section 11 and Schedule A of By-law 810-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (O) below;



- (B) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 161.0 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 63%;
- (D) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters 'HT' as shown on Diagrams 5 of By-law 810-2022;
- (E) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters 'ST' as shown on Diagram 5 of By-law 810-2022; and
  - (i) For the purposes of this exception, a mechanical penthouse does not constitute a **storey**.
- (F) Despite (D) above and Regulations 40.5.40.10(4) to (7), (8)(A) and (8)(B), the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 810-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.5 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in Provision (E)(i) above, inclusive of a mechanical penthouse, by a maximum of 6.5 metres;
  - (iii) columns, architectural features, parapets, and elements and **structures** associated with a roof, **green roof**, by a maximum of 2.0 metres;
  - (iv) **building** maintenance units and window washing equipment by a maximum of 2.0 metres;
  - (v) planters, **landscaping** features and guard rails by a maximum of 2.0 metres;
  - (vi) divider screens on a balcony and/or terrace by a maximum of 1.8 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety, wind protection or acoustic mitigation to rooftop **amenity space**, by a maximum of 4.0 metres.
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 28,787 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 25,919 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 10 percent of the total **gross floor area**;
- (H) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 25 percent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger.
- (I) Despite Regulations 40.10.40.70(3) and 40.10.40.80(2), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 5 of By-law 810-2022;
- (J) Despite Regulation 40.10.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) canopies and awnings, by a maximum of 2.5 metres;
  - (ii) columns, architectural features, such as a pilaster, cornice, sill, belt course, or chimney breast, by a maximum of 3.0 metres;
  - (iii) eaves, by a maximum of 1.0 metres; and
  - (iv) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres.
- (K) Regulation 40.10.50.10(1)(B)(i), with respect to **landscaping** abutting a **street**, does not apply;
- (L) The maximum permitted area of the tower floor plate for the seventh **storey** to the 40th **storey**, inclusive, is 750 square metres, as measured from the exterior of the **main wall** on each **storey**, excluding inset balconies;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a maximum of 0.3 residential occupant **parking spaces** for each bachelor **dwelling unit** up to 45 square metres in area;



- (ii) a maximum of 1.0 residential occupant **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres in area;
  - (iii) a maximum of 0.5 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
  - (iv) a maximum of 0.8 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
  - (v) a maximum of 1.0 residential occupant **parking spaces** for each three bedroom and greater **dwelling unit**;
  - (vi) a minimum of 2.0 residential visitor **parking spaces** plus 0.1 parking spaces for each **dwelling unit**;
  - (vii) a maximum of 0.8 **parking spaces** for each 100 square metres of office **gross floor area**; and
  - (viii) a maximum of 3.5 **parking spaces** for each 100 square metres of retail **gross floor area**.
- (N) Notwithstanding Regulation 200.5.1.10(2)(A) and (D), Electric Vehicle Infrastructure, including electric vehicle supply equipment, does not constitute as an obstruction to a **parking space**;
- (O) Despite Clause 220.5.10.1, one (1) Type 'G' **loading space** is required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 810-2022 ]

(758) Exception CR 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) On 689 King Street West, if the requirements of By-law 974-2022 are complied with, a **building** or **structure** may be constructed in compliance with (B) to (T) below;
- (B) For the purposes of this exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1 attached to By-law 974-2022;
- (C) Despite Regulation 40.10.40.40(1), the permitted maximum non-residential **gross floor area** of a **non-residential building** or **structure** on the **lot** is 13,500 square metres;
- (D) Despite Clauses 40.10.20.10 and 40.10.20.20, only the following uses are permitted:
  - (i) **Hotel**; and
  - (ii) **Ancillary** uses to a **hotel**, which may include uses such as an **eating establishment, take-out eating establishment, recreation uses, personal service shop, retail store**, office and **wellness centre**;
- (E) Despite 40.10.20.100(1)(A), the maximum **interior floor area** for an **eating establishment** is 1,100 square metres;
- (F) Despite Regulation 40.10.20.100(1)(A), and Clause (E) above, an **eating establishment** is not permitted above the second **storey**;
- (G) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 87.08 metres and the elevation of the highest point of the **building** or **structure**, excluding the elements permitted by Clause (I) below;
- (H) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law 974-2022;
- (I) Despite Regulations 40.5.40.10(3) to (8) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 of By-law 974-2022;
  - (i) Equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 4.0 metres;
  - (ii) **Structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 4.0 metres;
  - (iii) Architectural features and elements, guard rails, **landscaping** features, guardrails, bollards, awnings, canopies, railings and parapets, by a maximum of 2.0 metres;
  - (iv) **Structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (v) **Building** maintenance units and window washing equipment by a maximum of 3.0 metres; and



- (vi) Trellises, pergolas, and unenclosed **structures** providing safety or wind protection by a maximum of 4.0 metres.
- (J) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.2 metres;
- (K) Despite Regulation 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** are shown on Diagram 6 of By-law 974-2022;
- (L) Despite Clause 40.10.40.60, and Clause (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Landscape features, wheel chair ramps, light fixtures, stairs and stair enclosures, awnings, canopies, railings, fences, vents, shafts, stacks, mechanical air shafts, chimneys, retaining walls, and window washing equipment by a maximum of 2.0 metres; and
  - (ii) Architectural features or elements, including associated **structures**, fins or glazing by a maximum of 1.0 metre.
- (M) Regulation 40.10.50.10(3) regarding **soft landscaping** does not apply;  
Despite Regulation 200.5.1.10(13), access to **parking spaces** will be from a **vehicle** elevator and the **vehicle** entrance and exit of each **vehicle** elevator must have a minimum width of 2.4 metres;
- (N) Despite 200.5.1(3)(A) and (B), the minimum width for a one or two lane **drive aisle** is 4.4 metres;
- (O) Despite 200.5.10.1(1) and By-law 89-2022 a minimum of 22 **parking spaces** shall be provided for the non-residential uses;
- (P) Despite 200.5.1.10(2), **stacked parking spaces** may have the following minimum dimensions:
  - (i) length of 5.2 metres
  - (ii) width of 2.6 metres
  - (iii) height of 2.2 metres
- (Q) Despite Regulation 200.15.10(1), 0 accessible **parking spaces** are required;
- (R) Despite Regulation 200.5.1.10(12) and Regulation 220.5.20.1(1), access to **parking spaces** and **loading spaces** on the **lot** must be provided by a shared **driveway** having a minimum width of 6.0 metres, of which a minimum of 3.0 metres shall be on the **lot**;
- (S) Despite Regulation 220.5.10.1, a minimum of one (1) Type 'B' **loading space** and one (1) Type 'C' **loading space** are required on the **lot**; and
- (T) Despite 230.5.1.10(7), no shower and change room facilities are required.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 974-2022 ]

(759) Exception CR 759

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 2323 and 2329 Yonge Street, if the requirements of By-law 890-2022 are complied with, a **building** or **structure**, may be constructed, used or enlarged in compliance with Regulations (B) to (BB) below:
- (B) For the purposes of this exception, the **lot** consists of those lands shown on Diagram 1 attached to By-law 890-2022;
- (C) Despite Regulation 40.10.20.100 (D), an **outdoor patio** is permitted to be located within 30.0 metres of a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (D) Despite Regulation 40.10.40.1(1), residential lobby access is permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (E) Despite Regulation 40.5.40.10(1) and (2) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 166.35 metres and the highest point of the **building** or **structure**;
- (F) Despite 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 890-2022;
- (G) Despite 40.5.40.10(3) to (7) and (e) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights as shown on Diagram 3 of By-law 890-2022:



- (i) wind screens, elevator overruns, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, stair enclosures, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, **landscaping**, and elements of a **green roof**, which may project above the height limits shown on Diagram 3 by 5.0 metres;
  - (ii) mechanical equipment and any associated **structures**, by 7.0 metres;
- (H) Despite Regulation 40.5.40.60 a canopy may be located up to a height of 7.5 metres from the ground below;
- (I) Despite Regulation 40.10.40.70(2) the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 890-2022;
- (J) Despite Clause 40.10.40.60 and (i) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) Accordion window openings, Canopies, cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated **structures**, maintenance access holes and sampling ports by 4.0 metres;
  - (ii) Balconies by a maximum of 2.5 metres;
- (K) For the purposes of this exception, a mezzanine does not constitute a **storey** and may not exceed 40 percent of the **gross floor area** of the **storey** in which it is located;
- (L) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 30,600 square metres, of which:
  - (i) the residential **gross floor area** shall not exceed 23,900 square metres; and
  - (ii) the non-residential **gross floor area** shall not be less than 6,700 square metres;
  - (iii) for the permitted non-residential uses, the minimum **gross floor area** for office uses shall be 5,295 square metres;
- (M) The provision of **dwelling units** is subject to the following:
  - (i) A minimum of 25 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number may be rounded down to the nearest whole number;
- (N) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
  - (i) at least 2.25 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.75 square metres for each **dwelling unit** as outdoor **amenity space**;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.16 residential occupant **parking spaces** for each **dwelling unit** for the use of the residents of the **building**,
  - (ii) a minimum of 4 **parking spaces** for the use of residential visitors or non-residential uses;
  - (iii) the **parking spaces** required for residential visitors and non-residential uses may be provided on a non-exclusive basis and may be provided as **public parking**;
  - (iv) 2 "car-share parking spaces"; and
- (P) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:



- (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
- (ii) 4 multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;
- (Q) For the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
- (R) For the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (S) Despite Regulation 200.5.1.10(2), equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the vehicle to be charged and:
  - (i) being within 0.25 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or
  - (ii) being at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (T) Despite Regulation 200.5.1.10(2)(iv), a maximum of 10 percent of the total number of **parking spaces** provided may have a minimum width of 2.6 metres with an obstruction on one or two sides;
- (U) Despite Regulation 200.5.1.10(12)(c), the **vehicle** entrance or exit to the **building** must be at least 4.0 metres from the **lot line** abutting the **street**;
- (V) Despite Regulation 200.5.1.10(14), 25 percent of the residential and non-residential **parking spaces** in the **building** must include an energized outlet capable of providing Level 2 charging or higher;
- (W) Despite regulations 200.15.1(1), an accessible **parking spaces** 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;
- (X) Despite Regulation 200.15.1(4) accessible **parking spaces** must be located within 16 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (Y) Despite 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located anywhere in the **building** below ground;
- (Z) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces**;
- (AA) For the purpose of this exception, if a **building** has uses, other than **dwelling units**, for which a "long-term" **bicycle parking space** is required, shower and change facilities must be provided for each gender at the following rate:
  - (i) none if less than 5 required "long-term" **bicycle parking spaces**;
  - (ii) 1 for 5 to 60 required "long-term" **bicycle parking spaces**;
  - (iii) 2 for 61 to 120 required "long-term" **bicycle parking spaces**;
  - (iv) 3 for 121 to 180 required "long-term" **bicycle parking spaces**; and
  - (v) 4 for more than 180 required "long-term" **bicycle parking spaces**;
- (BB) Despite 220.5.10.1(1), (2), (3), (5), and (9) one Type "G" **loading space** and three Type "C" **loading spaces** must be provided and maintained on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 890-2022 ]

(760) Exception CR 760



The lands are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 334-350 Bloor Street West and 2-6 Spadina Road, if the requirements of Schedule A of By-law 904-2022 are complied with, nothing in this by-law shall prevent the erection or use of a **building, structure**, addition or enlargement if it is in compliance with Regulations (B) to (W) below;
- (B) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number; and
  - (v) (i) to (iv) above shall not apply to rental replacement **dwelling units** as required by By-law 904-2022;
- (C) Despite Regulations 40.5.40.10(1) and (2) the height of a **building or structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 114.90 metres and the highest point of the **building or structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law 904-2022;
- (E) Despite Regulation 40.5.40.10(3), (4), (5), (6), (7) and (8) and (D) above, the following elements of a **building** may project above the permitted maximum height in Diagram 6 of By-law 904-2022:
- (i) wind screens, parapets, guard rails, railings and dividers, pergolas, trellises, balustrades, screens, stairs, roof drainage, window washing equipment, chimneys, vents, lightning rods, light fixtures, and elements of a **green roof**, up to a maximum height of 6.5 metres; and
  - (ii) the elements and **structures** noted in (K) below to a maximum of 3.5 metres;
- (F) Despite Regulation 40.10.40.40(1), the maximum permitted **gross floor area** of all **buildings and structures** on the **lot** must not exceed 37,500 square metres, of which:
- (i) residential uses must not exceed 29,300 square metres; and
  - (ii) non-residential uses must not exceed 8,200 square metres, of which a minimum of 3,716 square metres shall be for office uses;
- (G) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 3.9 square metres per unit, of which:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 40.0 square metres of outdoor **amenity space** is in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (H) Despite Regulations 40.10.40.70(2), 40.10.40.80(2), and 600.10.10(1)(A) to (D), the required minimum **building setbacks** and **main wall** separation distances for all **buildings or structures** are shown on Diagram 6 of By-law 904-2022;
- (I) Despite Clause 40.10.40.60, Regulation 600.10.10(1)(E) to (F), and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) cornices, ornamental and architectural features, vertical screen elements at balconies, projecting panel system at exterior walls, parapets, art and landscape features, patios, decks, pillars, pergolas, trellises, terraces, eaves, window sills, planters, ventilation shafts, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, covered walkways, screens, site servicing features, awnings and canopies including support **structures**, window washing equipment, bicycle parking facilities and underground garage ramps and associated **structures** to a maximum of 3 metres; and



- (ii) **structures**, elements and enclosures permitted by (E) above to a maximum of 3 metres;
- (J) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of the **parking spaces** required by By-law 904-2022 may be small car **parking spaces** with a minimum width of 2.4 metres, length of 5.4 metres and vertical clearance of 1.8 metres;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 and Regulations 200.10.1(1) and (2), **parking spaces** must be provided and maintained, in accordance with the following minimum:
  - (i) a minimum of 0 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a maximum of 0.65 residential occupant **parking spaces** for each **dwelling unit**;
  - (iii) a minimum of 2.0 **parking spaces** for residential visitors, plus an additional 0.01 **parking spaces** for each **dwelling unit** for residential visitors;
  - (iv) a minimum of 0 **parking spaces** for non-residential uses;
  - (v) **parking spaces** for non-residential uses and for residential visitors to a **dwelling unit** may be provided on a non-exclusive basis and may be located in a **public parking area**;
- (L) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants;
- (M) For the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental;
- (N) For the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (O) Despite Regulations 200.15.1(1) to (4), accessible **parking spaces** must be provided and maintained 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;
  - (iii) accessible **parking spaces** must be located within 16 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (P) Despite Regulation 200.15.10(1) a total of 7 accessible **parking spaces** shall be provided;
- (Q) Despite Clauses 220.5.10.1 and 40.10.90.1(1) and (2), a minimum of two type "B" **loading spaces**, two type "C" **loading spaces**, and one type "G" **loading space** must be provided and maintained on the **lot**;
- (R) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space**, shall have a minimum length of 1.7 metres a minimum width of 0.30 metres and a minimum vertical clearance of 1.2 metres;
- (S) Despite Regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located anywhere within the **building** below grade and above grade up to and including the second **storey**;
- (T) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (U) Despite Regulation 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located anywhere in a **building**, including within a secure room, or on the lands outlined in heavy black lines on Diagram 1;
- (V) None of the provisions of By-law 569-2013 shall apply to prevent a temporary sales office with a maximum height of 1 **storey** for the purposes of marketing, rental, leasing and/or sale of **dwelling units** and non-residential uses; and
- (W) Despite Regulation 40.10.40.40(5), a mezzanine shall not be considered as a limiting factor in the determination of the minimum height of the first **storey**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 904-2022 ]

(761) Exception CR 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:

- (A) On 333-351 King Street East, if the requirements of this By-law 850-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (BB) below;
- (B) The **lot** comprises the lands outlined by heavy lines and identified on Diagram 1 of By-law 850-2022;
- (C) For the purpose of this exception, the "North-West Office Building" is the **non-residential building** existing on the north-west portion of the **lot** on July 22, 2022, and outlined by heavy black lines, illustrated with grey shading and labelled as "North-West Office Building" on Diagram 3 of By-law 850-2022;
- (D) For the purpose of this exception, the "East Office Tower" is the **non-residential building** existing on the east portion of the **lot** on July 22, 2022, and outlined by heavy black lines, illustrated with grey shading and labelled as "East Office Tower" on Diagram 3 of By-law 850-2022;
- (E) For the purpose of this exception, the "Central Office Tower" is the proposed **non-residential building** permitted by By-law 850-2022 on the central portion of the **lot**, and outlined by heavy black lines and labelled as "Central Office Tower" on Diagram 3 of By-law 850-2022;
- (F) For the purpose of this exception, the "Residential Tower" is the proposed **mixed use building** permitted by By-law 850-2022 on the west portion of the **lot**, and outlined by heavy black lines and labelled as "Residential Tower" on Diagram 3 of By-law 850-2022;
- (G) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 80.595 metres and the elevation of the highest point of the **building** or **structure**;
- (H) Despite Regulation 40.10.40.1(1), **dwelling units** must be located above non-residential use portions of a **mixed-use building** in the "Residential Tower";
- (I) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 850-2022;
- (J) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 4 of By-law 850-2022;
- (K) Despite Regulations 40.5.40.10(3) to (8) and (I) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 850-2022:
  - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.2 metres;
  - (ii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.2 metres;
  - (iii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
  - (iv) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres; and
  - (v) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (iv) above, inclusive of a mechanical penthouse, by a maximum of 7.5 metres;
- (L) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 163,500 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 22,900 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 140,600 square metres; and
  - (iii) for the purposes of this exception, in addition to Regulations 40.5.40.40(1) and (3), the calculation of **gross floor area** of a **building** is also reduced by the area (plus the enclosing walls) in a **building** used for:
    - (a) above or below grade spaces used for heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment; and
    - (b) loading facilities above or below grade;



- (M) Despite Regulation 40.10.40.40(1) and (L) above, the permitted **gross floor areas** of the "Residential Tower" and the "Central Office Tower" are as follows:
- (i) for the "Residential Tower" the permitted maximum **gross floor area** is 26,600 square metres, of which:
    - (a) the permitted maximum **gross floor area** for residential uses is 22,900 square metres;
    - (b) the permitted maximum **gross floor area** for non-residential uses is 3,700 square metres;
  - (ii) for the "Central Office Tower" the permitted maximum **gross floor area** is 62,150 square metres for non-residential uses;
- (N) For the "Central Office Tower" a **day nursery** must have a minimum **interior floor area** of 940 square metres;
- (O) Despite Regulation 40.10.40.50(1) and (2), the "Residential Tower" must provide **amenity space** on the **lot** at the following rate:
- (i) at least 1.95 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 1.09 square metres of outdoor **amenity space** for each **dwelling unit** of which a minimum of 236 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
- (P) Despite Regulation 40.10.40.70(1) and Section 600.10, the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 850-2022;
- (Q) Despite (P) above, no portion of a **building** or **structure** will be located within the hatched areas shown on Diagram 5;
- (R) Despite Regulation 40.10.40.80(1) and Section 600.10, the required separation of **main walls** are as shown in metres on Diagram 4 of By-law 850-2022;
- (S) Despite Clause 40.10.40.60 and (P), (Q) and (R) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.2 metres;
  - (ii) cladding added to the exterior surface of the **main wall** of a **building**, eaves, and a dormer, by a maximum of 1.2 metres;
  - (iii) decks, porches, balconies, canopies, awnings, and window projections, including bay windows and box windows, by a maximum of 2.0 metres;
  - (iv) exterior stairs, access ramps, elevating devices, air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 3.0 metres;
- (T) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.2 resident occupant **parking spaces** for each **dwelling unit** within the "Residential Tower";
  - (ii) a minimum of 277 **parking spaces** for the "North-West Office Building", "Central Office Tower", non-residential space within the "Residential Tower", and for visitors of the "Residential Tower";
  - (iii) a minimum of 134 **parking spaces** for the "East Office Tower";
  - (iv) for a **day nursery**, a minimum of five (5) **parking spaces** is required; and
  - (v) a minimum of five (5) "car-share parking spaces";
    - (a) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
    - (b) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (U) Despite Clause 220.5.10.1, **loading spaces** must be provided on the **lot** as follows:



- (i) for the "North-West Office Building", "Central Office Tower" and "Residential Tower":
  - (a) a minimum of three (3) Type "B" **loading spaces**; and
  - (b) a minimum of three (3) Type "C" **loading spaces**;
- (ii) for the "East Office Tower":
  - (a) a minimum of two (2) Type "B" **loading spaces**; and
  - (b) a minimum of three (3) Type "C" **loading spaces**;
- (V) Despite Regulation 230.5.1.10(7), 12 shower and change facilities are required on the **lot** in accordance with the following minimum requirements:
  - (i) 0 shower and change facilities within the "North-West Office Building";
  - (ii) 4 shower and change facilities within the "Central Office Tower"; and
  - (iii) 8 shower and change facilities within the "East Office Tower";
- (W) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (X) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.1 "short-term **bicycle parking spaces** for each **dwelling unit**;
  - (iii) 0.2 "long term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses on the **lot**; and
  - (iv) 3 plus 0.2 "short-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses on the **lot**;
- (Y) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (Z) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following dimensions:
  - (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres; and
  - (iii) a minimum vertical clearance of 2.1 metres;
- (AA) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (BB) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
  - (i) entrance to a **building**;
  - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
  - (iii) the shortest route from the required entrances in (i) and (ii);
- (CC) A **building** or **structure** not constructed, used or enlarged in compliance with Regulations (B) to (BB) above, must comply with Regulation 900.11.10(339).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 850-2022 ]

**(762) Exception CR 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) On 1684, 1698, 1700 and 1702 Queen Street East, as shown on Diagram 1 of By-law 1018-2022, if the requirements of By-law 1018-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (AA) below;
- (B) For the purposes of this exception, the **front lot line** is the **lot line** abutting Queen Street East;
- (C) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 80.56 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Regulation 40.5.40.70(1)(B) with respect to the minimum distance to the original centreline of a **lane** does not apply;
- (E) Despite Regulation 40.10.40.1(1), if a **lot** in the CR zone has a **mixed use building**, all residential use portions of the **building** must be located above non-residential use portions of a **building**, other than:
  - (i) residential lobby access; and
  - (ii) on a **corner lot**, **dwelling units** may be located in the first **storey** of a **building** if:
    - (a) the **dwelling units** are located to the rear of the non-residential uses on the first **storey**; and
    - (b) the **dwelling units** do not have direct access to Queen Street East;
- (F) Despite Regulations 40.10.20.100(1)(A) and 40.10.20.100(17), the permitted maximum **interior floor area** for each **eating establishment**, **retail store** and **retail service** is 400.0 square metres;
- (G) Despite Regulation 40.10.20.100(21)(B), the permitted maximum area of an **outdoor patio** is 130.0 square metres;
- (H) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 6 of By-law 1018-2022;
- (I) Despite Regulation 40.10.40.10(5), in the CR zone, the required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres;
- (J) Despite Regulations 40.5.40.10(3), 40.5.40.10(4), 40.5.40.10(6), 40.5.40.10(7), 40.5.40.10(8) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents may project above the height limits to a maximum of 5.0 metres within the area labelled as "Mechanical Penthouse" on Diagram 6 of By-law 1018-2022;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 5.0 metres within the area labelled as "Mechanical Penthouse" on Diagram 6 of By-law 1018-2022;
  - (iii) an architectural **structure** no greater than 0.7 metres in width may project 4.0 metres above the following portions of the **building** within the areas labelled as a "4m tall architectural frame" on Diagram 6 of By-law 1018-2022:
    - (a) the second and third **storey** along the south **main wall** of the **building**;
    - (b) the third **storey** along the west **main wall** of the **building**; and
    - (c) the fourth **storey** along the east **main wall** of the **building**;
  - (iv) parapets, guard rails, planters, **landscaping** features and elements of a **green roof** may project above the height limits to a maximum of 1.5 metres;
  - (v) notwithstanding (iv) above, parapets and elements of a **green roof** may project 1.0 metres above the elements listed in (i) and (ii) above;
  - (vi) window washing equipment, antennae, and lightning rods may project above the height limits to a maximum of 6.0 metres;
  - (vii) divider and privacy screens on a balcony and/or terrace may project above the height limits to a maximum of 2.5 metres;



- (viii) a roof access or enclosed stairwell may project above the height limits of the area labelled as "Existing Building" on Diagram 6 of By-law 1018-2022, to a maximum of 4.0 metres; and
- (ix) a trellis or pergola may project above the height limits of the area labelled as "Existing Building" on Diagram 6 of By-law 1018-2022, to a maximum of 3.3 metres;
- (K) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 10,450 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 9,250 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 1,130 square metres, to a maximum of 1,200 square metres;
- (L) A maximum of 90 **dwelling units** are permitted, of which:
  - (i) a minimum of 64 percent must contain two bedrooms; and
  - (ii) a minimum of 11 percent must contain three or more bedrooms;
- (M) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide a **menity space** at the following rate:
  - (i) The greater of 258.0 square metres and 2.9 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) The greater of 192.0 square metres and 2.1 square metres for each **dwelling unit** as outdoor **amenity space**, of which a minimum of 192.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) none of the outdoor component may be a **green roof**;
- (N) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** for the second through sixth **storeys** are as shown in metres on Diagram 6 of By-law 1018-2022;
- (O) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** for the first **storey** are as shown in metres on Diagram 7 of By-law 1018-2022;
- (P) Despite Clause 40.10.40.60 and (N) and (O) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
  - (i) Balconies, to a maximum of 2.5 metres, from:
    - (a) the south **main wall** at the fourth and fifth **storeys**, as shown on Diagram 6 of By-law 1018-2022; and
    - (b) the east **main wall** at the sixth **storey**, as shown on Diagram 6 of By-law 1018-2022;
  - (ii) canopies and awnings at the ground floor, to a maximum extent of 1.5 metres, if no part of the canopy, awning or similar **structure** is located more than 4.0 metres above the elevation of the ground directly below it;
  - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum of 0.7 metres, if they are no closer to a **lot line** than 0.3 metres;
  - (iv) eaves, to a maximum extent of 0.6 metres, if they are no closer to a lot line than 0.3 metres;
  - (v) air conditioners, antennae, vents, ducts and pipes within the **building setbacks** from the area identified as the "Existing Building" on Diagram 6 of By-law 1018-2022, to a maximum of 0.8 metres, if they are no closer to a **lot line** than 0.3 metres;
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.6 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.06 residential visitor **parking spaces** for each **dwelling unit**;
- (R) Despite Regulation 200.5.1.10(2)(E), equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
  - (i) being within 0.25 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or



- (ii) being at least 5.20 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (S) A **parking space** required by this By-law for a use in the Commercial Residential Zone category must be available for the use for which it is required;
- (T) A **parking space** must be on the same **lot** as the use for which the **parking space** is required;
- (U) A surface **parking space** may not be located in the **front yard**;
- (V) 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;
- (W) 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 and Diagram 2 of By-law 579-2017;
- (X) Despite Regulation 200.15.1(4), an accessible **parking space** may be located within 15 metres of an entrance to the **building** or an elevator with access to the ground level;
- (Y) Despite Regulations 220.5.10.1(2) and 220.5.10.1(3), one 1 Type "G" **loading space** must be provided for the residential uses and may be shared with non-residential uses;
- (Z) Despite Regulations 230.5.1.10(4) and 230.5.1.10(10), **bicycle parking space** must be provided and maintained in accordance with the following:
  - (i) both "long-term" and "short-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space**;
  - (ii) the minimum dimension of a **bicycle parking space** is:
    - (a) minimum length of 1.8 metres;
    - (b) minimum width of 0.6 metres; and
    - (c) minimum vertical clearance from the ground of 1.9 metres;
  - (iii) the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
    - (a) minimum length or vertical clearance of 1.9 metres;
    - (b) minimum width of 0.6 metres; and
    - (c) minimum horizontal clearance from the wall of 1.2 metres;
  - (iv) the minimum dimension of a **stacked bicycle parking space** is:
    - (a) minimum length of 1.9 metres;
    - (b) minimum vertical clearance of 1.2 metres; and
    - (c) minimum width of 0.45 metres;
- (AA) Despite regulation 230.40.1.20(1)(C), a **bicycle parking space** for a **dwelling unit** may be located in a **stacked bicycle parking space** in a secured room, enclosure or bicycle locker.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1018-2022 Enacted ]

(764) Exception CR 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) On 2674-2704 Yonge Street, if the requirements of Section 6 and Schedule A of By-law 830-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (U) below;
- (B) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 163.48 metres and the elevation of the highest point of the **building** or **structure**;



- (C) Despite Regulation 40.10.40.10(2) and the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 830-2022;
- (D) Despite Regulations 40.5.40.10 (4) and (8), and Provision (C) above, the following equipment or **structures** may project beyond the permitted maximum height as shown on Diagram 3 of By-law 830-2022, as follows:
- (i) elevator overrun, **landscaping** and **green roof** elements, stair and stair enclosures, vertical screens including canopies, planting, cladding, architectural elements, lighting fixtures, and window washing equipment, to a maximum of 1.5 metres;
  - (ii) guardrail, parapet, railings, terraces, pipes, vents and raised planter to a maximum of 1.5 metres;
  - (iii) roof membrane, roof drains and roof insulation to a maximum of 1.0 metre;
  - (iv) dividers to a maximum of 2.0 metres; and
  - (v) pools, hot-tubs, open-air recreation elements, trellises, pergolas, and unenclosed **structures** providing safety or wind mitigation/protection to rooftop outdoor **amenity space** may project above the height limits to a maximum of 3 metres;
- (E) Despite Regulation 40.5.40.10(5)(A), the total area of all equipment, **structures**, or parts of a **building** for functional operation of a **building**, may cover more than 30% of the area of the roof, measured horizontally;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 10,850 square metres, of which:
- (i) a maximum **gross floor area** of 10,350 square metres may be used for residential uses; and
  - (ii) no residential **gross floor area** may be located above a height of 32.6 metres, measured from the Canadian Geodetic Datum elevation of 163.48 metres;
- (G) A **building**, **structure**, addition, or enlargement that contains more than 80 **dwelling units**, is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (iii) an additional 15 percent of the total number of **dwelling units** must be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (iv) convertible **dwelling units**, as described in (G)(iii) above, may be converted using accessible or adaptable design measures such as but not limited to, knock-out panels;
- (H) Despite Regulations 40.10.40.50(1)(A) and (B), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the minimum requirements:
- (i) a minimum of 1.34 square metres of indoor **amenity space** for each **dwelling unit**; and
  - (ii) a minimum of 0.93 square metres of outdoor **amenity space** for each **dwelling unit**;
- (I) Despite Regulations 40.10.40.70(2) and (4), the required minimum **building setbacks** are shown on Diagram 3 of By-law 830-2022;
- (J) Despite Clause 40.10.40.60 and Provision (I) above, the following elements are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 3 of By-law 830-2022, as follows:
- (i) balustrades, cornices, eaves, guardrails, landscape and green roof elements, lighting fixtures, ornamental elements, architectural elements, public art features, railings, stair enclosures, stairs, trellis, underground garage ramps, wheelchair ramps, wind mitigation features and window sills, canopies, window washing equipment, satellite dishes, screens, cabanas, antennae, flag poles, and terraces may encroach up to a maximum of 1.5 metres;
  - (ii) vents, pipes, mullions, elevator equipment, window washing equipment, guardrails, parapets, **green roof** elements, planters, access stairs, telecommunication equipment and green technology equipment may encroach up to a maximum of 1.0 metre;
  - (iii) balconies and partially enclosed balconies attached to the south **main wall**, and associated elements such as, parapet and architectural frame elements, may encroach up to a maximum



- of 2.0 metres between a height of 4.5 metres and a height of 12.5 metres, measured from a Canadian Geodetic Datum elevation of 163.48 metres;
- (iv) rooftop terraces, including terraces on top of the projections permitted in (J)(c) above;
  - (v) balconies and partially enclosed balconies mentioned in (J)(c) above, and rooftop terraces mentioned in (J)(d) above, may have elements that can vertically project as follows:
    - (a) landscape and **green roof** elements, planting, cladding, architectural elements, lighting fixtures, may extend to a maximum of 1.5 metres;
    - (b) guardrail, parapet, railings, terraces, pipes, vents and raised planter may extend a maximum of 1.5 metres;
    - (c) roof membrane, roof drains and roof insulation to a maximum of 1.0 metre;
    - (d) dividers to a maximum of 2.0 metres; and
    - (e) open-air recreation elements, trellises, pergolas, wind mitigation/protection to rooftop outdoor **amenity space** may project above the height limits to a maximum of 3 metres;
  - (vi) **structures** related to outdoor **amenity space**; and
  - (vii) masonry fence and decorative fence;
- (K) Despite Clause 40.5.40.60, a canopy, awning or similar **structure**, with or without structural support, may encroach into required minimum **building setbacks** to a **lot line** abutting Alexandra Boulevard or to a **lot line** abutting the OR zone, if no part of the canopy, awning or similar **structure** is located more than 5.5 metres above the elevation of the ground directly below it;
- (L) Despite Regulation 40.10.40.80(2), no minimum above-ground distance is required between **main walls** with or without windows that are facing each other, and separated by articulation breaks with a maximum depth of 0.5 metres that is measured along a plane parallel to the respective **main walls** with or without windows;
- (M) Non-residential uses provided on a lot along Yonge Street, must have a pedestrian entrance at the first floor: (
  - (i) located no closer than 5 metres from another pedestrian entrance on the same **lot**; and
  - (ii) face onto Yonge Street;)
- (N) Despite Regulation 40.10.40.1(1), residential uses may be located on the same **storey** as non-residential uses in accordance with the following:
  - (i) pedestrian entrances of residential uses are located to face onto **lot lines** other than the **lot line** abutting Yonge Street; and
  - (ii) the residential uses may be located no closer than 9.0 metres from the **lot line** abutting Yonge Street;
- (O) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** or portion thereof, used for residential uses is 2.4 metres, and is measured between the floor of the first residential **storey** or portion thereof and the ceiling of the first residential **storey** or portion thereof;
- (P) The required minimum depths of non-residential uses on the **first floor**, are as follows:
  - (i) 11.0 metres for at least 74% of the Yonge-Street facing front walls of the **first floor** portions that contain non-residential uses;
  - (ii) 13.0 metres for at least 11% of the Yonge-Street facing front walls of the **first floor** portions that contain non-residential uses;
  - (iii) for the purposes of calculating the aggregate width of front walls in (P)(a) and (b) above, **main walls** on the east side of the **building**, that face away from Yonge Street are not included; and
  - (iv) the required minimum depths required in (P)(a) and (b), are to be measured along a plane perpendicular to and starting from, the exterior of the front walls that faces Yonge Street;
- (Q) Despite Regulation 200.5.10.1.(1), Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) 0.5 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) 0.75 **parking spaces** for each two bedroom **dwelling unit**;



- (iv) 0.75 **parking spaces** for each three or more bedroom **dwelling unit**;
- (v) 0.06 **parking spaces** per **dwelling unit** for visitors; and
- (vi) 1.0 **parking spaces** per 100 square metres of **gross floor area** for retail or **personal service shop** uses;
- (R) Despite Regulation 200.15.1(4), the nearest point of an accessible **parking space** must be located no more than 18.0 metres, unobstructed by walls, from the nearest door of a vestibule or lobby which leads to a barrier-free elevator that provides access to the first **storey** of the **building**;
- (S) Despite Regulations 220.5.10.1(2), (3), (4) and (5), a minimum of 1 'Type G' **loading space** is required with the following:
  - (i) minimum length of 13.0 metres;
  - (ii) minimum width of 4.0 metres; and
  - (iii) minimum vertical clearance of 6.1 metres;
- (T) Despite Regulation 230.5.1.10.(4), the minimum width of a **bicycle parking space**, including a **bicycle parking space** placed in a vertical position on a wall, **structure** or mechanical device and a **stacked bicycle parking space** is 0.45 metres;
- (U) A minimum area of 482 square metres of privately-owned publicly accessible open space, covered and uncovered by a **building**, shall be provided on the ground level set out in Schedule A of By-law 830-2022 and generally as shown on Diagram 4 of By-law 830-2022. The privately-owned publicly accessible open space generally located in the area hatched on Diagram 4, shall be in accordance with the following:
  - (i) may be covered by a **building** or **structure**, where permitted on Diagram 3;
  - (ii) a **building** or **structure** allowed under (U)(i) above, may be located no closer than 4.5 metres above the Canadian Geodetic Datum elevation of 163.48 metres; and
  - (iii) despite (U)(ii) above, pillars or columns that support the **building** or **structure** mentioned in (U)(a) above, are permitted;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 830-2022 ]

(765) Exception CR 765

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) On lands municipally known in the year 2021 as 1134 and 1140 Yonge Street, if the requirements of By-law 1201-2022(OLT) are complied with, a **mixed use building** may be constructed, used or enlarged in compliance with Sections (B) to (S) below;
- (B) The provision of **dwelling units** are subject to the following:
  - (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (C) Despite Regulations 40.10.40.40(1) and (2), the permitted maximum **gross floor area** is 16,200 square metres, of which:
  - (i) The permitted maximum **gross floor area** for residential uses is 14,000 square metres; and
  - (ii) The permitted maximum **gross floor area** for non-residential uses is 2,200 square metres;
- (D) Despite Regulations 40.5.40.10(1) and (2) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 121.80 metres to the highest point of the **building** or **structure**;



- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building or structure**, including a mechanical penthouse, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 1201-2022(OLT);
- (F) Despite Regulations 40.5.40.10(3) to (7), and (E) above, the following equipment and **structures** may project above the permitted maximum height as shown on Diagram 3 of By-law 1201-2022(OLT):
- (i) **structures** and elements related to outdoor flooring and roofing assembly, roof access hatches, elements on the roof of the **building or structure** used for **green roof** and solar technology and related roofing material, railings, guard rails, parapets, garbage chutes, elevator overrun, swimming pools, and a cooling tower by a maximum of 2.0 metres;
  - (ii) window washing equipment, ornamental or architectural features, acoustical barriers, landscape features, privacy screens, terrace dividers, fences cabanas, pergolas and trellises by a maximum of 4.0 metres;
- (G) Despite Regulations 40.5.40.70(1), and (2), and Section 600.10, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1201-2022(OLT);
- (H) Despite Clause 40.10.40.60 and (G) above, the following elements of a **building or structure** may encroach into the required minimum **building setbacks** as follows:
- (i) balconies by a maximum of 0.5 metres;
  - (ii) bay windows, box windows or other window projection from a **main wall** of a **building**, which increases floor area or enclosed spaces, by a maximum of 1.0 metres;
  - (iii) patios, decks, doors, wheelchair ramps, hose bibs, ventilation shafts and mechanical grilles by a maximum of 1.5 metres;
  - (iv) cornices, ornamental elements, pillars, landscape features, parapets, railings, wind screens, balcony guards, handrails, window sills, trellises, light fixtures, scuppers, fall-arrest systems, site servicing features, insulation and **building** envelope membranes, bollards, built-in planter boxes by a maximum of 2.0 metres;
  - (v) window washing equipment, wind mitigation features including canopies and awnings by a maximum of 4.0 metres;
  - (vi) a privacy wall or screen along the south **lot line** by a maximum of 7.3 metres;
- (I) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.4 metres;
- (J) Despite Regulation 40.10.40.50(1)(B), the required minimum area of an outdoor **amenity space** adjacent to an indoor **amenity space** is 34.0 square metres;
- (K) Despite Regulation 40.10.20.100(21)(B), the permitted maximum area of an **outdoor patio** is 10.5 square metres;
- (L) Despite Regulation 40.10.50.10(3), a 1.0 metre wide **landscaping** strip must be maintained along the west **lot line** abutting the Residential zone;
- (M) Despite Regulation 40.10.40.1(1), residential use portions of a **building** may be located on the same level as non-residential uses on the first and second **storey** of the **building**;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** as follows and may be provided as **stacked parking spaces**:
- (i) A minimum of 0.5 residential occupant **parking spaces** per **dwelling unit**;
  - (ii) A maximum of 0.09 residential visitor **parking spaces** per **dwelling unit**;
  - (iii) A maximum of 1.0 **parking space** for each 100 square metres of non-residential **gross floor area**;
  - (iv) "Car-share parking spaces" may be used to satisfy the requirement for any **parking spaces** required by this exception;
  - (v) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (vi) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;



- (O) Despite Regulation 200.5.1.10(2)(B) (iv) and (C)(iv), a parking stacker structure is permitted within 0.3 metres of each side of the **stacked parking space**;
- (P) Despite regulations 200.15.1(1), accessible **parking spaces** 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; 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 as shown on Diagram 1 and Diagram 2 of By-law 579-2017;
- (Q) Despite Regulation 200.15.1(4) accessible **parking spaces** must be located within 16 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (R) Despite Regulation 230.5.1.10(10), a "long-term" or "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (S) Despite 40.10.90.1(1), one shared Type "G" / "B" **loading space** must be provided with the following dimensions:
  - (i) a minimum length of 13.0 metres;
  - (ii) a minimum width of 4.0 metres; and
  - (iii) a minimum vertical clearance of 6.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1201-2022(OLT) ]

(769) Exception CR 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) On the lands municipally known as 10, 10A, 12, 18, 20 and 30 Dawes Road, if the requirements of Section 10 and Schedule A of this By-law are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) through (BB) below;
- (B) Despite Regulations 5.10.30.20(1) and 5.10.30.20(2), the **front lot line** is the **lot line** running parallel to Dawes Road;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 130.5 metres and the highest point of the **building** or **structure**;
- (D) Despite Regulations 40.10.20.100(1)(A), (6) and (17), the permitted total **interior floor area** of all eating establishments, **entertainment places of assembly**, **places of assembly**, **recreation uses**, **take-out eating establishments**, **service shops** and **retail services** may not exceed 1,700 square metres;
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 44,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 41,000 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 3,000 square metres.
- (F) Despite Regulation 40.10.40.1(1), in the CR zone within a **mixed-use building**:
  - (i) residential use portions may be located on the same level as non-residential uses on the **first floor** and second **storey** of a **mixed-use building**; and
  - (ii) residential **dwelling units** are not permitted on the **first floor**.
- (G) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 27 percent of the total number of **dwelling units** must be two-bedroom **dwelling units**;



- (ii) a minimum of 10 percent of the total number of **dwelling units** must be three-bedroom **dwelling units** or larger; and
  - (iii) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.
- (H) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres as shown on Diagram 4 of By-law 1163-2022(OLT);
- (I) Despite Regulations 40.5.40.10(4), (6) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, water supply facilities, safety elements, chimneys, pipes, vents, elevator machine rooms and cooling elements by a maximum of 11.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 11.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
  - (v) **structures** and elements related to outdoor flooring and roofing assembly features, by a maximum of 0.5 metres;
  - (vi) railings, guard rails, parapets, terraces, patios, planters, balustrades, bollards, stairs, ladders, **ancillary structures** and ornamental or architectural features, by a maximum of 2.0 metres;
  - (vii) **landscaping** features, privacy screens, terrace divider, screens on a balcony and/or terrace, covered stairs or stair enclosures and fences, by a maximum of 2.75 metres;
  - (viii) trellises and pergolas, by a maximum of 2.5 metres; and
  - (ix) enclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres.
- (J) Regulations 40.5.40.10(5) and (8), with respect to the functional operation of a **building**, do not apply;
- (K) Despite Regulation 40.10.40.70(2), the minimum required **building setbacks** in metres are as shown on Diagram 4 of By-law 1163-2022(OLT);
- (L) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 4 of By-law 1163-2022(OLT);
- (M) Despite Clause 40.10.40.60 and Regulations (K) and (L) above, the following elements may encroach into the required **building setbacks** and separation distances as follows:
  - (i) roof overhangs, balconies, balustrades, canopies, chimneys, vents, pipes cornices, eaves, guardrails, parapets, landscape and **green roof** elements, waste storage and **loading space** enclosures, lighting fixtures, ornamental elements, public art features, railings, window washing equipment, terraces, decorative architectural features, privacy screens, stair enclosures, stairs, trellises, underground garage ramps, vents, wheelchair ramps, wind mitigation features and window sills, to a maximum of 2.0 metres; and
  - (ii) Despite Regulation (M)(i) above, balconies are not permitted to project beyond the east **main wall** of the **building** element labeled "HT 75.5" on Diagram 4 of this By-law, between a Canadian Geodetic Datum elevation of 130.5 metres and a height of 36.25 metres.
- (N) Despite Regulations (H), (I), (K), (L) and (M) above, within "Area A" shown on Diagram 4 of this By-law, a permanent canopy **structure** and associated elements may project beyond the permitted maximum height of a **building** by a maximum of 3.4 metres;
- (O) A privately-owned publicly accessible open space with a minimum area of 133 square metres must be provided as shown on Diagram 4 of By-law 1163-2022(OLT);
- (P) Despite Regulation 150.45.40.1(1), a **day nursery** within a **mixed-use building** must be located on the first and second **storey**;
- (Q) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:



- (i) a minimum of 0.24 residential occupant **parking spaces** per **dwelling unit**;
  - (ii) a minimum of 0.06 shared residential visitor and non-residential **parking spaces** per **dwelling unit**;
  - (iii) a minimum of 2 **parking spaces** for the **day nursery** to be used by staff during operating hours (7:00 a.m. to 6:00 p.m., Monday to Friday);
  - (iv) a minimum of 3 **parking spaces** for the **day nursery** to be used as short-term parking during operating hours (7:00 a.m. to 6:00 p.m., Monday to Friday);
  - (v) a minimum of 5 "car-share parking spaces";
  - (vi) the **parking spaces** required in (ii) above may be provided on a non-exclusive, shared basis; and
  - (vii) the **parking spaces** required in (iii) and (iv) above may be used for residential visitors and non-residential uses other than a **day nursery** outside of operating hours (7:00 a.m. to 6:00 p.m., Monday to Friday) on a non-exclusive, shared basis.
- (R) Despite Regulation (Q), for each "car-share parking space" provided, and up to a maximum of 10 "car-share parking spaces" in total, the minimum required number of residential occupant **parking spaces** required by (Q) may be reduced by 4 **parking spaces**, subject to the following:
- (i) "car-share" means a motor **vehicle** available for short-term rental, including an option for hourly rental, for the use of at least occupants of the **building** erected in the **lot**; and
  - (ii) a "car-share parking space" means a **parking space** that is exclusively reserved and actively used for "car-share" purposes.
- (S) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the total number of required **parking spaces** on the lands identified on Diagram 1 of By-law 1163-2022(OLT) may have a minimum width of 2.6 metres, if obstructed on one or both sides as described in Regulation 200.5.1.10(2)(D);
- (T) Despite Regulation 200.5.1.10(2)(A)(i), a maximum of 5 **parking spaces** may have a minimum length of 5.3 metres;
- (U) Despite Regulations 200.5.1.10(2)(D), Electric Vehicle Infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (V) Despite Regulations 200.15.1(1), 200.15.1(3) and 200.15.10(1) and By-law 579-2017, accessible **parking spaces** must comply with the following:
- (i) a minimum of 6 of the required residential occupant **parking spaces** and a minimum of 1 of the required shared residential visitor and non-residential **parking spaces** must be accessible **parking spaces**;
  - (ii) accessible **parking spaces** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres;
    - (c) vertical clearance of 2.1 metres; and
  - (iii) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
- (W) Regulation 200.15.1(4) with respect to the location of an accessible **parking space** does not apply;
- (X) Despite Regulation 230.5.1.10(4), **stacked bicycle parking spaces** in a vertical or horizontal configuration may have a minimum width of 0.45 metres and a minimum vertical clearance of 1.0 metres for each **bicycle parking space**;
- (Y) Despite Regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** are permitted to be located on all levels of the **building** and parking garage both above and below ground;
- (Z) Despite Regulations 230.5.1.10(8) and 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located within the municipal right-of-way immediately adjacent to the lot;
- (AA) Despite Regulation 230.5.1.10(10), required "short-term" **bicycle parking spaces** may be located in a stacked bicycle parking space; and
- (BB) Despite Regulations 220.5.10.1(1), 220.5.10.1(3) and 220.5.10.1(5), **loading spaces** must be provided in accordance with the following:



- (i) one (1) Type "G" **loading space**; and
- (ii) one (1) Type "C" **loading space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1163-2022(OLT) ]

(772) Exception CR 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) On 145 Wellington Street West, if the requirements of By-law 1015-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (BB) below;
- (B) Despite regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 83.125 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** provided such residential use portions do not include a **dwelling unit**;
- (D) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 52,750.0 square metres, of which:
  - (i) the required minimum **gross floor area** for office uses is 14,119 square metres;
- (E) The provision of **dwelling units** is subject to the following:
  - (i) A maximum of 512 **dwelling units** are permitted on the lot;
  - (ii) A minimum of 30 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (iii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iv) Any **dwelling units** with three or more bedrooms provided to satisfy (E)(iii) above are not included in the provision required by (E)(ii) above;
  - (v) A minimum of 20 of the **dwelling units** with two or more bedrooms provided to satisfy (E)(ii) above must have a minimum **gross floor area** of 78 square metres;
  - (vi) A maximum of 2 of the **dwelling units** with three or more bedrooms provided to satisfy (E)(iii) may have a **gross floor area** of less than 91 square metres; and
  - (vii) The average **gross floor area** of **dwelling units** with three or more bedrooms must be a minimum of 95 square metres.
- (F) Despite Regulation 40.10.40.10(1) the permitted maximum height of a **building** or **structure** is as shown on Diagram 3 of By-law 1015-2022;
- (G) Despite Regulations 40.5.40.10(3) to (8), and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1015-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.5 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.5 metres, within the area shown as HT 62.0 on Diagram 3 of By-law 1015-2022;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 6.5 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;



- (vii) notwithstanding (G)(iii) above, exterior architectural elements, including but not limited to columns, beams, exoskeleton **structures** and exoskeleton cladding, structural and non-structural, by a maximum of 22.0 metres within the area shown as HT 62.0 on Diagram 3 of By-law 1015-2022;
- (H) Article 600.10.10 respecting **building setbacks**, **building separation**, separation of **main walls**, and projections and encroachments into **building setbacks** and **angular planes** does not apply;
- (I) Despite Clause Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1015-2022;
- (J) Despite (H) and (I) above, the required minimum **building setbacks** are as follows within the hatched areas shown on Diagram 4 of By-law 1015-2022:
  - (i) The required minimum **building setback** from the northern **lot line** for the portion of a **building** between the Canadian Geodetic Datum elevation of 83.125 metres to a height of 6.0 metres is 1.6 metres;
  - (ii) No portion of a **building** or **structure** between the Canadian Geodetic Datum elevation of 83.125 metres to a height of 61.4 metres may penetrate an **angular plane** projected from the **building setback** identified in (J)(ii)(a) to the height identified in (J)(ii)(b) below:
    - (a) a 5.0 metre **building setback** from the western **lot line** at the ground level; and
    - (b) a height of 61.0 metres along the western **lot line**;
- (K) Despite Regulations 5.10.40.70(1), 40.5.40.60(1) and Clause 40.10.40.60, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, to the extent of the **main wall** of the **storey** below;
  - (iv) terraces, guards and guardrails, railings, parapets, privacy and wind screens, landscape planters and terrace platforms to the extent of the **main wall** of the **storey** below;
  - (v) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.6 metres;
  - (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
  - (vii) exterior structural and architectural elements that support the **building**, including but not limited to columns, beams, exoskeleton **structures** and exoskeleton cladding, by a maximum of 2.0 metres;
  - (viii) exterior architectural elements in the type and location identified in (G)(vii) above, to the extent of the **main wall** to which the bottom of such elements are attached;
  - (ix) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
  - (x) eaves, by a maximum of 0.5 metres;
  - (xi) a dormer, by a maximum of 2.0 metres; and
  - (xii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 3.0 metres;
- (L) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** may have the following minimum dimensions:
  - (i) length of 1.6 metres;
  - (ii) width of 0.4 metres; and
  - (iii) vertical clearance of 1.2 metres;
- (M) Despite Regulation 230.5.1.10(4) a **bicycle parking space** that is not a **stacked bicycle parking space** may have the following minimum dimensions:
  - (i) length of 1.6 metres;
  - (ii) width of 0.4 metres; and
  - (iii) vertical clearance of 1.9 metres;



- (N) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (O) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
- (i) a minimum of 34 residential occupant **parking spaces**;
  - (ii) a minimum of 5 residential visitor **parking spaces**;
  - (iii) no **parking spaces** are required for non-residential uses; and
  - (iv) **parking spaces** may be provided within an "automated parking garage", as defined in (S)(iii) below;
- (P) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of **parking spaces** provided on the **lot** may have minimum dimensions of:
- (i) length of 5.1 metres;
  - (ii) width of 2.4 metres;
  - (iii) vertical clearance of 1.7 metres; and
  - (iv) one side of the **parking space** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**.
- (Q) Despite Regulations 200.15.1(1) and 200.15.10(1), a minimum of 2 accessible **parking spaces** must be provided and maintained in accordance with the following requirements:
- (i) a minimum width of 3.4 metres;
  - (ii) a minimum length of 5.6 metres;
  - (iii) minimum 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 on one side of the accessible **parking space**;
- (R) Despite Regulation 200.15.1(4), an accessible **parking space** is required to be no more than 6.0 metres more distant from a passenger elevator that provides access to the first **storey** of the **building** and the shortest route from the required entrance to the elevator, than the closest **parking space** to the elevator;
- (S) An "automated parking garage" is subject to the following:
- (i) a minimum of 2 "entry cabins" must be provided;
  - (ii) all "entry cabins" must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature;
  - (iii) for the purpose of this exception, "automated parking garage" means a mechanical system for the purpose of parking and retrieving **vehicles** without drivers in the **vehicle** during parking and without the use of ramps or **drive aisles**, and which may include but is not limited to, a vertical lift and the storage of **vehicles** on parking pallets and the automated manoeuvring of other **vehicles** during parking or retrieving operations; and
  - (iv) for the purpose of this exception, "entry cabin" means the component of an "automated parking garage" into which the driver of a **vehicle** deposits, and from which the driver retrieves, their **vehicle**;
- (T) Regulation 200.5.1(3) regarding **drive aisle** width does not apply to **parking spaces** located within an "automated parking garage";
- (U) Regulations 200.5.1.10(2), (3) and (4), and (P) above, regarding the minimum dimensions and vertical clearance for **parking spaces** do not apply to **parking spaces** located within an "automated parking garage";
- (V) Regulations 200.5.1.10(5) and (6) regarding requirements for **tandem parking spaces** do not apply to **parking spaces** located within an "automated parking garage";
- (W) Regulation 200.5.1.10(13) regarding **parking space** access does not apply to **parking spaces** located within an "automated parking garage";
- (X) Despite Regulation 200.5.1.10(13), a **vehicle** elevator is not an obstruction to the access of a **parking space**, subject to the following:



- (i) a minimum of 2 **vehicle** queuing spaces must be provided in a **stacking aisle** on the **lot**; and
  - (ii) a **vehicle** queuing space must have a minimum width of 3.0 metres and minimum length of 6.5 metres;
- (Y) The requirements of (Q) above regarding accessible **parking spaces** do not apply if all required **parking spaces** in (O) are located in an "automated parking garage" having an "entry cabin" with a 1.5 metre wide accessible barrier free aisle or path on one side of the space in which the **vehicle** is deposited;
- (Z) Despite Clause 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** as follows:
  - (i) one Type "G" **loading space**; and
  - (ii) two Type "C" **loading space**;
- (AA) Despite Regulations 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** on the lot at the following rates:
  - (i) at least 2.7 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.3 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
  - (iii) no more than 10 percent of the outdoor component may be a **green roof**; and
  - (iv) indoor **amenity space** and outdoor **amenity space** may be shared by residential and non-residential uses.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1015-2022 ]

(773) Exception CR 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) On 20 and 26 Maitland Street, if the requirements of By-law 88-2023(OLT), are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (AA) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 106.21 metres and elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A) the only non-residential uses permitted are as follows:
  - (i) **Art gallery**;
  - (ii) **Artist studio**;
  - (iii) **Automated banking machine**;
  - (iv) **Education use**;
  - (v) **Financial institution**;
  - (vi) **Massage therapy**;
  - (vii) **Medical office**;
  - (viii) **Office**;
  - (ix) **Personal service shop**;
  - (x) **Day nursery**;
  - (xi) **Eating establishment**;
  - (xii) **Retail service**;
  - (xiii) **Retail store**; and
  - (xiv) **Take-out eating establishment**;
- (D) A maximum of 532 **dwelling units** are permitted on the **lot**, of which:



- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) an additional minimum 15 percent of the total number of **dwelling units** must be a combination of **dwelling units** that have two or more bedrooms or that may be converted into two or three bedroom **dwelling units** through the use of accessible or adaptable design measures such as knock out panels; and
  - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 33,800 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 33,500 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 300 square metres;
  - (iii) the required minimum **gross floor area** for non-residential uses is 200 square metres;
  - (iv) no **gross floor area** for residential uses may be located above the 40th **storey**, with the exception of **amenity space**;
- (F) Despite Regulation 40.10.40.1(1), five (5) **dwelling units**, residential **amenity space**, and residential lobby access may be located on the first **storey** of a **building**, adjacent to non-residential uses;
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the **floor** of the first **storey** and the ceiling of the first **storey**, is 2.7 metres;
- (H) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 88-2023(OLT);
- (I) Despite Regulations 40.5.40.10(3) to (8) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) Parapets, guardrails, balustrades, safety railings, bollards, vents, stacks, fences, privacy screens, landscape elements (including **green roofs**), terraces, thermal insulation and roof ballast, flues, access roof hatch, outdoor furniture, **structures** on the roof used for outside or open-air recreation including an outdoor pool, retaining walls, to a maximum of 1.8 metres;
  - (ii) Mechanical equipment, elevator overruns, canopies, heating, cooling or ventilating equipment or a fence, wall or **structure** enclosing such elements; washing equipment, to a maximum of 3.6 metres; and
  - (iii) Wind screen, architectural decorative elements, to a maximum of 6.0 metres;
- (J) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** in accordance with the following:
  - (i) a minimum of 4.0 square metres of amenity space for each **dwelling unit**, of which:
    - (a) a minimum of 1,000 square metres of the requirement in (i) above must be outdoor **amenity space** which must be located adjoining or directly accessible to indoor **amenity space**; and
    - (b) no more than 25 percent of the outdoor component may be a **green roof**;
- (K) Regulation 40.10.40.50(2), with respect to **amenity space** for **buildings** with non residential uses in SS1 Areas, does not apply;
- (L) Despite Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 88-2023(OLT);
- (M) Despite Regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 88-2023(OLT);
- (N) Despite Clause 40.10.40.60 and (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Architectural fins, lighting fixtures, windows sills, balustrades, vents, decorative architectural features, to a maximum extent of 0.5 metres;



- (ii) Balconies, roof overhangs, heating, cooling or ventilating equipment, window washing equipment, to a maximum extent of 1.8 metres; and
  - (iii) Canopies, to a maximum extent of 2.5 metres;
- (O) Regulation 40.10.50.10(3) with respect to a 1.5 metre strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category or Residential Apartment Zone category, does not apply;
- (P) Despite Regulation 40.10.90.40(1) **vehicle** access to a **loading space** may be from a **street**;
- (Q) Despite Regulation 40.10.100.10(1)(A) **vehicle** access to the lot may be from a **street**;
- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following minimum requirements:
  - (i) 0.15 **parking spaces** for each **dwelling unit** for residents;
  - (ii) 0.035 **parking spaces** for each **dwelling unit** for residential visitors;
  - (iii) A minimum of 2 **parking spaces** shall be provided for non-residential uses; and
  - (iv) a maximum of two (2) "car-share parking spaces" may be provided;
- (S) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) 4 multiplied by (total number of **dwelling units** divided by 60), rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the building for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (T) A maximum of 10 percent of the required **parking spaces** may be small car **parking spaces** with the following dimensions:
  - (i) A minimum length of 5.3 metres;
  - (ii) A minimum width of 2.4 metres; and
  - (iii) A minimum vertical clearance of 1.8 metres;
- (U) Despite Regulation 200.15.1(1) and 200.15.15.4(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 2.0 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;
- (V) Despite Regulation 200.15.1(4), accessible **parking spaces** may be located within the below-ground **parking garage** provided they are located a maximum of 20 metres from an entrance to an elevator lobby with one or more passenger elevator(s) that provide access to the first **storey** of the **building**;
- (W) Despite Regulation 220.5.10.1(2), one Type "G" **loading space** and one Type "C" **loading space** are required;
- (X) Despite Regulation 230.5.1.10(6), "long-term" **bicycle parking spaces** for non residential uses may be located outside;
- (Y) Regulation 230.10.1.20(2), with respect to the location of "short-term" **bicycle parking spaces**, does not apply;
- (Z) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**; and



(AA) Despite Regulation 230.5.1.10(4)(A)(i) and (ii), a **stacked bicycle parking space** may have the following dimensions:

- (i) A minimum length of 1.5 metres; and
- (ii) A minimum width of 0.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 88-2023(OLT) Enacted ]

(774) Exception CR 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) On 933-935 The Queensway, if the requirements of Section 11 and Schedule A of By-law 535-2023(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (V) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 106.52 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters 'HT' as shown on Diagrams 5 of By-law 535-2023(OLT);
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters 'ST' as shown on Diagram 5 of By-law 535-2023(OLT);
- (E) Despite Regulations 40.5.40.10(4), (6), (7) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 535-2023(OLT):
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above by a maximum of 5.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 2.0 metres;
  - (v) planters, **landscaping** features, and guard rails by a maximum of 2.0 metres;
  - (vi) divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vii) trellises and pergolas by a maximum of 4.0 metres;
  - (viii) unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.5 metres; and
  - (ix) a sound barrier on the 7th **storey** of the outdoor shared amenity area by a maximum of 2.4 metres;
- (F) Despite Regulations 40.5.40.10(4), (8) and (E) above, for the area labelled as "MPH" as shown on Diagram 5 of By-law 535-2023(OLT):
  - (i) equipment and **structures** that enclose, screen or cover the equipment, used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, and elevator shafts may not project beyond the permitted maximum height; and
  - (ii) a ladder for accessing the top of the area labelled as "MPH" is permitted to project 1.2 metres beyond the permitted maximum height;
- (G) Despite Regulation 40.10.40.1(1), non-residential uses are only required on the first **storey** of a **mixed use building** along the Queensway frontage;
- (H) Regulation 40.10.40.10(5), with respect to the minimum height of the first **storey** does not apply for residential uses;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lands is 16,832 square metres, of which:



- (i) the permitted maximum **gross floor area** for residential uses is 16,000 square metres;
  - (ii) the permitted minimum **gross floor area** for non-residential uses is 511 square metres;
  - (iii) no residential **gross floor area** shall be permitted above the 11th **storey**; and
  - (iv) the maximum **gross floor area** of the area labelled "MPH" on Diagram 5 of By-law 535-2023(OLT) is 550 square metres;
- (J) A maximum of 210 **dwelling units** are permitted on the lands, and the provision of **dwelling units** is subject to the following:
  - (i) a minimum of 20 percent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
- (K) For each **dwelling unit** the total area of glazing, windows and opening of each exterior **main wall** for each **dwelling unit**, shall not exceed 50 percent of the interior **gross floor area** for each **dwelling unit**;
- (L) No **building** may penetrate a 45 degrees **angular plane**, measured at a line parallel to and at a height above a **lot line** that abuts The Queensway, equal to 80 percent of the width of The Queensway **street** right-of-way with the exception of guard rails and parapets which may penetrate 1.07 metres into the **angular plane**;
- (M) Despite Regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 5 of By-law 535-2023(OLT);
- (N) Despite Regulations 40.10.40.70(2), 40.10.40.80(2) and (M), the required minimum **building setbacks** and separation of **main walls** for the first **storey** identified as the ground floor line are as shown in metres on Diagram 5 of By-law 535-2023(OLT);
- (O) Despite Clause 40.10.40.60 and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.2 metres; and
  - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.75 residential occupant **parking space** per **dwelling unit**;
  - (ii) a minimum of 0.15 residential visitor **parking space** for each **dwelling unit**; and
  - (iii) a minimum of 1.00 **parking space** for each 100 square metres of non-residential **gross floor area**;
- (Q) Residential visitor **parking spaces** and **parking spaces** for non-residential uses, may be provided on a non-exclusive basis and may be shared in a **parking garage** below ground;
- (R) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) four multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;



- (S) Despite Regulation 200.5.1.10(2), a maximum of 21 **parking spaces** provided may have the following minimum dimensions, despite that such **parking spaces** may be obstructed on one or two sides:
- (i) length – 5.2 metres;
  - (ii) width – 2.6 metres; and
  - (iii) height – 2.0 metres;
- (T) Despite Regulation 200.15.1(1), (3) and (4), accessible **parking spaces** must be provided on each Block as follows:
- (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;
  - (iii) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
    - (a) entrance to a **building**;
    - (b) passenger elevator that provides access to the first **storey** of the **building**; and
    - (c) the shortest route from the required entrances in (T)(iii)(a) and (b);
- (U) Despite Clauses 40.10.90.1 and 220.5.10.1 a required minimum of one (1) Type "G" **loading space** must be provided on the lands;
- (V) Despite Regulation 230.5.1.10(10) a "long-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (W) Despite (A) listed under Prevailing By-laws and Prevailing Sections below, City of Toronto by-law 514-2003 does not apply to a **building** or **structure** constructed, used or enlarged in compliance with Regulations (B) to (V) above.

Prevailing By-laws and Prevailing Sections: City of Toronto By-law 514-2003  
[ By-law: 535-2023(OLT) ]

(776) (776) Exception CR 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) On the lands municipally known in the year 2021 as 954, 956 and 958 Broadview Avenue, as shown as Parcel A on Diagram 3 of By-law 167-2023(OLT), if the requirements of Section 11 and Schedule A of By-law 167-2023(OLT) are complied with, a **building** or **structure** may be erected and used in compliance with (B) to (KK) below;
- (B) For the purpose of this exception, "Parcel A" is the parcel of land labeled as Parcel A on Diagram 3 of By-law 167-2023(OLT);
- (C) For the purposes of this exception, the **lot** comprises Parcel A and Parcel B as shown on Diagram 3 of By-law 167-2023(OLT);
- (D) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on Parcel A is 13,600.00 square metres, of which:
  - (i) A minimum of 100.0 square metres of **gross floor area** must be provided for non-residential uses; and
  - (ii) A maximum of 13,500.0 square metres of **gross floor area** may be provided for residential uses;
- (E) The **gross floor area** required by (D)(i) above must be provided on the ground floor of the **building** and within a portion of the **building** facing the **lot line** abutting Broadview Avenue;
- (F) A maximum of 207 **dwelling units** are permitted on the **lot**;
- (G) A minimum of 15 percent of the total number of **dwelling units** on the **lot** must contain two or more bedrooms;



- (H) A minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms;
- (I) In addition to the elements that reduce **gross floor area** listed in Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the area in the **building** occupied by a void in a floor if there is a vertical clearance of no more than 7.5 metres between the top of the floor below the void and the ceiling directly above it and provided such void is not located in a portion of a **building** or **structure** subject to height limits of 9.8 metres and 13.6 metres as shown on Diagram 4 of By-law 167-2023(OLT);
- (J) Regulation 40.10.20.100(21)(D) does not apply to an **outdoor patio** located within 30 metres of the easterly **lot line** abutting Broadview Avenue;
- (K) Despite all of Clauses 40.5.40.70, 40.10.40.70 and 40.10.40.80 the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above ground is shown on Diagram 4 of By-law 167-2023(OLT);
- (L) Despite Regulation 5.10.40.70.(1) Clauses 40.5.40.60, 40.5.40.70, 40.10.40.60 and 40.10.40.70 and (K) above, the following elements of a **building** may encroach into a required minimum **building setback** and a required **main wall** separation distance as follows:
  - (i) lighting fixtures, railings, planters, balustrades, bollards, stairs, roof access ladders, fences, guards, guardrails, retaining walls, ramp to underground garage and associated structures, wheel chair ramps or other facilities providing barrier free access, public art, patios and landscape features;
  - (ii) awnings and other similar shade devices including associated structures to a maximum of 3.0 metres;
  - (iii) balconies and canopies up to a maximum of 2.0 metres;
  - (iv) cornices, sills, eaves and non-structural architectural or ornamental features up to a maximum of 0.6 metres; and
  - (v) **structures**, elements and enclosures permitted by regulation (O) below;
- (M) Despite (L)(iii) above, balconies are not permitted to project beyond the southerly **main wall** of the that portion of the **building** subject to a height limit of 9.8 metres as shown on Diagram 4 of By-law 167-2023(OLT), with the exception of Juliette balconies which may project a maximum of 0.5 metres from such southerly **main wall**;
- (N) Despite Regulation 40.10.40.10(2) the permitted maximum height of a **building** or **structure**, as measured between **established grade** and the highest point of the **building**, is the number following the HT symbol in metres as shown on Diagram 4 of By-law 167-2023(OLT);
- (O) Despite Regulations 40.5.40.10 (3), (4), (5), (6) and (7), 40.10.40.10(2) and (7) and (N) above the following **structures** and elements of a **building** may project beyond the maximum **building** height:
  - (i) **structures**, elements and enclosures permitted by regulation (L) above;
  - (ii) **structures** on any roof used for outdoor **amenity space** or open air recreation, safety, noise and wind protection and/or mitigation purposes, trellis, awnings and other similar shade devices and associated **structures**, chimneys, vents, flues and stacks may exceed the permitted maximum **building** height by up to 3.8 metres;
  - (iii) stairs, stair enclosures, and roof top storage enclosure may exceed the permitted maximum **building** height by up to 2.9 metres;
  - (iv) parapets and a **green roof** may exceed the permitted maximum **building** height by up to 1.5 metres;
  - (v) terrace dividers, privacy screens and window washing equipment may exceed the permitted maximum building height by up to 2.2 metres; and
  - (vi) despite (ii) above, on that portion of a **building** subject to a height limit of 8.0 metres as shown on Diagram 4 attached to By-law 167-2023(OLT) a chimney may exceed the permitted maximum permitted **building** height by up to 9.0 metres;
- (P) Despite (O) above, projections above the permitted maximum **building** height of 50.5 metres as shown on Diagram 4 attached to By-law 167-2023(OLT) are limited to the following elements:
  - (i) Parapets, vents, chimneys, stacks and flues up to a maximum of 1.2 metres;



- (ii) Cooling tower exhaust hood up to a maximum of 1.8 metres and such element may only occupy a maximum of 6 percent of the roof area of that portion of the **building** subject to a height limit of 50.5 metres as shown on Diagram 4 attached to By-law 167-2023(OLT);
  - (iii) Roof access hatch up to a maximum of 0.5 metres; and
  - (iv) Screens surrounding such elements;
- (Q) For the purpose of this exception, stair enclosures, mechanical penthouses, and rooftop enclosures for storage are not considered a **storey**;
- (R) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 119.91 metres to the highest point of the **building** or **structure**;
- (S) For the purpose of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 119.91 metres;
- (T) Despite (K), (L), (N) and (O) above, within the area identified as the Building Exclusion Zone on Diagram 4 of By-law 167-2023(OLT), no portion of a **building** or **structure** may be located between a height of 16.01 metres and 24.0 metres, as measured from **established grade**;
- (U) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 4 of By-law 167-2023(OLT);
- (V) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey** is 2.7 metres;
- (W) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 **parking spaces** must be provided and maintained on Parcel A in accordance with the following:
  - (i) A minimum of 0.35 **parking spaces** for each **dwelling unit** for residential occupants;
  - (ii) A minimum of 0.06 **parking spaces** for each **dwelling unit** for the use of residential visitors; and
  - (iii) **parking spaces** are not required for non-residential uses and a **dwelling unit** provided as a guest suite;
- (X) Despite Regulation 200.5.1.10(9), if the number of required **parking spaces** calculated in accordance with (W)(i) or (ii) above results in a number with a fraction, the number is rounded down to the nearest whole number;
- (Y) Despite Regulations 200.5.1.10(2) and 200.10.1(3):
  - (i) a maximum of 10 parking spaces, that are obstructed on one side in accordance with Regulation 200.5.1.10(2)(D), may have a minimum width of 2.6 metres; and
  - (ii) a maximum of four **parking spaces** may have a minimum length of 5.4 metres;
- (Z) Despite Clause 200.15.1, accessible **parking space** 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;
  - (iii) Accessible **parking spaces** may be a maximum of 14.0 metres from a passenger elevator that provides access to the first **storey** of the **building**;
- (AA) Despite regulation 220.5.20.1(1) a **driveway** to a **loading space** must have a minimum width of 3.5 metres, except where such **driveway** abuts a **lane**.
- (BB) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.35 metres and the minimum required length is 1.6 metres;
- (CC) Despite Regulation 230.5.1.10(10), "long term" **bicycle parking spaces** and "short term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;



- (DD) Regulation 40.10.40.1(1) with respect to the location of commercial uses in a **mixed use building** does not apply;
- (EE) Regulation 40.10.40.1(2) does not apply with respect to the location of entrances and first floor elevation of the non-residential uses;
- (FF) Regulation 40.10.40.1(6) does not apply with respect to the location of pedestrian entrances;
- (GG) For the purposes of this exception, indoor **amenity space** may include a **dwelling unit** used exclusively for the purpose of a guest suite and communal areas used for co-working purposes.
- (HH) Despite Clause 40.10.50.10 **landscaping** and fencing must be provided as follows:
  - (i) Fencing must be installed along the lot line of Parcel A that abuts a **lot** in the Residential Apartment Zone category or Residential Zone category, excluding Parcel B as shown on Diagram 3 attached to By-law 167-2023(OLT);
  - (ii) A minimum 1.5 metre wide strip of land used only for **landscaping** must be provided along the portion of Parcel A that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (II) Regulation 40.10.90.10(1)(C) does not apply with respect to **loading space** location;
- (JJ) Clause 40.10.90.40 does not apply with respect to access to a **loading space**; and
- (KK) Clause 40.10.100.10 does not apply with respect to **vehicle** access.

Prevailing By-laws and Prevailing Sections: (None Apply)

(777) Exception CR 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) On 808 Mount Pleasant Road and 247-251 Roehampton Avenue, if the requirements in Section 4 and Schedule A of By-law 1208-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 158.50 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), both residential and non-residential use portions of the **building** may be located on the first **storey** of the **building**;
- (D) Despite Regulation 40.10.40.1(2)(A), for any non-residential use the floor level of the first **storey** must be within 0.8 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of any part of a **building** or **structure** is the numerical value, in metres, following the letters "HT" shown on Diagram 3 of By-law 1208-2022(OLT);
- (F) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1208-2022(OLT):
  - (i) a parapet, roof drainage components, or thermal and waterproofing assembly located at each of the roof levels of the **building**, to a maximum of 1.8 metres;
  - (ii) safety railings, fences and guardrails at each of the roof levels of the **building**, to a maximum of 2.0 metres;
  - (iii) **structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, planters, wind mitigation elements, noise mitigation elements, screens, trellises, landscape features, telecommunications equipment and antennae, and partitions dividing outdoor recreation areas, to a maximum of 3.0 metres; and
  - (iv) mechanical penthouses, equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, stairs, stair enclosures, window washing equipment, lightning rods, exhaust flues, vents, ventilating equipment, chimney stack, and garbage chute overruns, and **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in this section, to a maximum of 5.0 metres;



- (v) **building** elements on top of a **building** element or **structure** listed in (F)(iv) above, including a parapet, chimneys, pipes, vents, cooling towers, cooling tower perimeter walls, elevator overruns, roof drainage components, and thermal and waterproofing assembly, to a maximum of 2.5 metres above the mechanical penthouse;
- (G) Despite (L) below, no portion of a **building** or **structure** is permitted to be located between **established grade** and an elevation of 165.5 metres Canadian Geodetic Datum within the area identified as "Area Subject to 4(G) of this By-law";
- (H) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.8 metres, and:
  - (i) for the purpose of this exception, a mezzanine, partial **storey**, or mechanical penthouse space does not constitute a **storey**;
- (I) Despite Regulation 40.10.40.40(1) the permitted maximum **gross floor area** is 34,000 square metres of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 32,900 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,100 square metres;
  - (iii) the required minimum **gross floor area** for non-residential uses is 500 square metres;
- (J) **Dwelling Units** on the **lot** must include:
  - (i) a minimum of 15 per cent of the total number of units as 2-bedroom units;
  - (ii) a minimum of 10 per cent of the total number of units as 3-bedroom units;
  - (iii) an additional 15 percent of the total number of units will be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2-bedroom or 3-bedroom units through the use of adaptable design measures;
- (K) Despite Regulation 40.10.40.50 (1), a minimum of 430 square metres of outdoor **amenity space** and a minimum of 1,285 square metres of indoor **amenity space** must be provided on the **lot**;
- (L) Despite Regulations 40.5.40.70(1), 40.10.40.70(2) and 40.10.40.80(2) the required minimum **building setbacks** and minimum required above-ground separation distances between **main walls** of **buildings** or **structures** with or without windows are as shown on Diagram 3 of By-law 1208-2022(OLT);
- (M) Despite Clause 40.10.40.60 and (L) above, the following elements may encroach into the required minimum **building setbacks**:
  - (i) lighting fixtures, canopies architectural features, structural/non-structural architectural columns/piers, window washing equipment, parapets, parapet flashing, roof and terrace scuppers, roof overhang, gutter, downspout, trellises, window sills, guardrails, balustrades, railings, wind mitigation and acoustic screens and features, planters, stairs, wheel chair ramps, mechanical exhaust and intake components, gas meters, underground garage ramps and their associated **structures** and elements, retaining walls, fences, Siamese connections and privacy screens, to a maximum of 2.0 metres; and
  - (ii) balconies may encroach to a maximum of 2.5 metres;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.17 for each **dwelling unit**; and
  - (ii) no **parking spaces** are required for all other uses on the **lot**;
- (O) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share parking space" provided that the maximum reduction permitted be capped by the application of the following formula: 4 multiplied by (total number of **dwelling units** divided by 60), rounded down to the nearest whole number
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental;  
and
- (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (P) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of the required **parking spaces** may have minimum dimensions of:
- (i) length of 5.1 metres;
  - (ii) width of 2.4 metres;
  - (iii) vertical clearance of 1.7 metres; and
  - (iv) the side of the **parking space** may be obstructed;
- (Q) Despite Regulation 200.15.1(1), accessible **parking spaces** must comply with the following:
- (i) accessible **parking spaces** must be located on the same level as a barrier free passenger elevator that provides access to the first **storey** of the **building**;
  - (ii) 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;
- (R) Despite Clause 220.5.10.1, a minimum of one (1) Type "G" **loading space** and one (1) Type "C" **loading space** must be provided on the **lot**
- (S) Despite Regulation 230.5.1.10 (9) a required **bicycle parking space** may be located on any **storey** of a **building** or **structure** including all levels of the **building** or **structure** below **established grade**;
- (T) Despite Regulation 40.10.50.10 (3), a 1.5 metre landscape strip abutting a **lot** in the Residential Zone is not required.

Prevailing By-laws and Prevailing Sections: (None Apply)

(779) Exception CR 779

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 234-250 King Street East and 162 Princess Street, if the requirements of By-law 1151-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 82.5 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1151-2022(OLT);
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 1151-2022(OLT); and
  - (i) for the purpose of this exception, a mezzanine does not constitute a **storey**;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1151-2022(OLT):
  - (i) mechanical penthouse, by a maximum of 2.0 metres;
  - (ii) window washing equipment, by a maximum of 6.0 metres;
  - (iii) glass feature strips and associated **structures** for support, mechanical equipment, lightning rods, wind screens, elevator overruns, chimneys, vents, pergolas, eaves, screens, stairs, stair enclosures, and elements or **structures** on the roof used for open air recreation, safety and wind protection purposes, by a maximum of 3.0 metres;
  - (iv) fences and safety railings, trellises, privacy screens, balcony and terrace dividers, roof access hatches, by a maximum of 3.0 metres;



- (v) balustrades, guard rails, parapets, awnings, railings, **green roof** elements, and dividers, pergolas, eaves, screens, stairs, stair enclosures, roof drainage, window sills, chimneys, vents, terraces, light fixtures, **landscaping**, by a maximum of 3.0 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 34,500 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 33,900 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 600 square metres;
- (G) Despite Regulation 40.10.40.50(1)(A) and (B) and 40.10.40.50(2), **amenity space** must be provided at a minimum rate of 3.3 square metres per **dwelling unit**, of which:
  - (i) at least 1.6 square metres for each **dwelling unit** is indoor **amenity space**;
- (H) Despite Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1151-2022(OLT);
- (I) Despite Regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 1151-2022(OLT);
- (J) Despite Clause 40.10.40.60 and (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) terraces and balconies, by a maximum of 2.0 metres;
  - (ii) despite (i) above, balconies above a height of 24.3 metres (Canadian Geodetic Datum of 106.8 metres) may only project within the areas illustrated as "Balcony Projection Zone" as shown on Diagram 3;
  - (iii) ornamental elements, parapets, pillars, trellises, eaves, and window sills, by a maximum of 1.0 metres;
  - (iv) cornices, light fixtures, landscape features, patios, decks, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated **structures**, by a maximum of 1.5 metres;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.17 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.06 **parking spaces** for each **dwelling unit** for the use of residential visitors or **public parking**; and
  - (iii) no **parking spaces** are required for non-residential uses;
- (L) Despite Regulation 200.15.1(4), accessible **parking spaces** may be located at any location on any level of the underground parking garage;
- (M) Despite Clause 220.5.10.1, one (1) Type "G" and one (1) Type "C" **loading space** must be provided and maintained on the **lot**;
- (N) Despite Regulation 230.5.1.10(10), both "short-term" and "long-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (O) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**;
  - (iii) no "long term" **bicycle parking spaces** are required for non-residential uses;
  - (iv) three (3) "short-term" **bicycle parking spaces** for all non-residential uses;
- (P) Of the total number of **dwelling units** provided on the **lot**:
  - (i) a minimum of ten percent must be three-bedroom **dwelling units**; and
  - (ii) in addition to the number of three-bedroom **dwelling units** required in (i) above, a minimum of fifteen percent of the total number of **dwelling units** must contain two bedrooms or more.
- (Q) A **building** or **structure** not constructed, used or enlarged in compliance with Regulations (B) to (P) above, must comply with Regulation 900.11.10(339).



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1151-2022(OLT) ]

(780) Exception CR 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) On 28 River Street and 550 Queen Street East, if the requirements of Section 11 and Schedule A of By-law 98-2023(OLT) are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Y) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 81.5 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law 98-2023(OLT);
- (D) Despite Regulations 40.5.40.10(3) to (8), 40.5.75.1(2) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 of By-law 98-2023(OLT):
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, stacks, intakes and exhaust flues, vents, lightning rods, and photovoltaic solar energy devices, by a maximum of 6.5 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (D)(i) above, inclusive of a mechanical penthouse, by a maximum of 6.5 metres;
  - (iii) lighting fixtures, architectural features, parapets, and elements and structures associated with a **green roof**, by a maximum of 3.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vi) trellises, pergolas, and **structures** providing safety or wind protection, by a maximum of 3.0 metres; and
  - (vii) access ramps, retaining walls, underground garage ramps and their associated **structures**, and stair landings, by a maximum of 3.0 metres;
- (E) Regulation 40.10.40.1(1), with respect to the location of residential and non residential uses in a **mixed use building**, does not apply;
- (F) Permitted non-residential uses must:
  - (i) be located below a height of 15.0 metres; and
  - (ii) have a pedestrian entrance from Queen Street East or River Street;
- (G) Regulation 40.10.40.1(2), regarding the floor level of the portion of a first **storey** that accommodates a non-residential use, does not apply;
- (H) Regulation 40.10.40.10(5), regarding a required minimum floor to ceiling height of the first **storey**, does not apply;
- (I) Regulation 40.10.40.1(3), with respect to residential use orientation to a **street**, does not apply;
- (J) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings and structures** on the **lot** is 31,300 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 28,500 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 3,000 square metres; and
  - (iii) the required minimum **gross floor area** for office uses is 1,400 square metres;
- (K) In addition to the elements which reduce **gross floor area** listed in Regulations 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the area in the **building** used for:
  - (i) bicycle parking provided at and above ground level;



- (ii) storage rooms and areas, waste collection and recycling areas, electrical, utility, mechanical, and ventilation rooms and areas, provided below, at or above ground level;
  - (iii) ventilation ducts, utility shafts, and vehicular ramps;
  - (iv) all indoor **amenity space**; and
  - (v) the area of a void in a floor if there is a vertical clearance of more than 2.95 metres between the top of the floor below the void and the ceiling directly above it;
- (L) Of the total number of **dwelling units** provided:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** provided to satisfy (L)(ii) above are not included in the percentage required by (L)(i) above;
  - (iv) an additional 15 percent of the total number of **dwelling units** must have two or three bedrooms, or must be **dwelling units** that can be converted into two- and three-bedroom **dwelling units** through the use of accessible or adaptable design measures (such as knock-out panels); and
  - (v) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction that is 0.5% or more, the number shall be rounded up to the nearest whole number;
- (M) Despite Regulations 40.10.40.70(2), 40.10.40.80(2) and Article 600.10.10, the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 6 of By-law 98-2023(OLT) and no **angular planes** are applicable;
- (N) Despite Clause 40.10.40.60 and Regulation 5.10.40.70(1) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, and any associated guards, dividers or railings:
    - (a) located above the sixth **storey** of the portion of the **building** labelled as "HT 66.5" on Diagram 6, facing a **lot line** abutting Queen Street East or River Street, by a maximum of 1.5 metres; and
    - (b) on each **storey** on the **main wall** facing a **lot line** abutting Queen Street East or River Street, balconies provided in accordance with (N)(i)(a) above must not exceed a length greater than 30% of the total length of the **main wall** facing **lot line** abutting Queen Street East or River Street, respectively; and
    - (c) in all other cases, by a maximum of 2.5 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
  - (vii) air conditioners, satellite dishes, antennae, vents, pipes, wall mounted equipment, or light fixtures, by a maximum of 1.0 metres; and
  - (viii) despite (N)(i) to (vii) above, elements such as planters, seating areas, light fixtures, decorative screens, privacy screens, art and landscape features, patios, decks, railings, fences, retaining walls, bollards, safety or wind protection mitigation, air shafts, access ramps, and vehicular parking ramps, by a maximum of 3.0 metres provided they are located at the first **storey**;
- (O) Clause 40.10.50.10, with respect to **landscaping** abutting a **lot** in a Residential Zone, does not apply;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:



- (Q) Despite Regulation 200.5.10.1(1) and (P) above, "car share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (R) For the purposes of By-law 98-2023(OLT), "car-share" means the practice where 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 where such organization may require that use of **vehicles** to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
- (S) For the purposes of By-law 98-2023(OLT), "car-share parking space" means a vehicular **parking space** that is reserved and signed for "car-share" purposes;
- (T) Despite Clause 200.15.1, accessible **parking spaces** must be provided in accordance with the following:
- (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres;
  - (iii) a minimum vertical clearance of 2.1 metres;
  - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre accessible barrier free aisle or path on one side of the accessible **parking space**; and
  - (v) the accessible **parking spaces** must be located within 30 metres of a barrier free:
    - (a) entrance to a **building**; or
    - (b) passenger elevator that provides access to the first **storey** of the **building**;
- (U) Despite Clauses 40.10.90.1 and 220.5.10.1, **loading spaces** must be provided on the **lot** for residential and non-residential uses as follows:
- (i) one (1) Type "B" **loading space**; and
  - (ii) one (1) Type "G" **loading space**;
- (V) Despite Regulations 230.5.1.10(4)(A)(i) and (ii) and (C), and 230.5.1.10(5)(A), a **stacked bicycle parking space** must be provided in accordance with the following dimensions:
- (i) a minimum length of 1.6 metres;
  - (ii) a minimum width of 0.45 metres; and
  - (iii) a minimum vertical height of 1.1 metres;
- (W) In addition to Regulations 230.5.1.10(6) and 230.5.1.10(10), a "short-term" **bicycle parking space** may be located in a **building** and may be located in a **stacked bicycle parking space**;
- (X) Despite Regulation 150.5.20.1(6), a **home occupation** may have an employee working in the **dwelling unit** who is not the business operator; and
- (Y) Regulation 150.100.30.1(1), with respect to a fence abutting a **lot** in a Residential Zone, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 98-2023(OLT) ]

(781) Exception CR 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) On the lands known municipally as part of 3100-3200 Bloor Street West and 4-8 Montgomery Road, shown as Part A and Part B on Diagram 1, if the requirements of Sections 13, 14 and Schedule A of By-law 1187-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Z) below;
- (B) For the purpose of this exception, the **lot** is comprised of the lands shown as Part A and Part B on Diagram 1 of By-law 1187-2022(OLT);
- (C) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 38,140 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 37,700 square metres; and



- (ii) the required minimum **gross floor area** for non-residential uses is 440 square metres;
- (D) The permitted maximum "floor plate area" of each **storey** of a "tower" is 825 square metres, and for the purpose of this exception:
  - (i) "floor plate area" means the total built area within a "tower", measured from the exterior of the **main walls** on each **storey**, excluding balconies; and
  - (ii) despite Regulation 40.5.40.10(8)(C), "tower" means the portion of a **building** with a height equal to or greater than 36.0 metres;
- (E) In addition to the elements which reduce **gross floor area** in a **mixed use building** listed in Regulation 40.5.40.40(3), **gross floor area** is also reduced by the area in a **building** used for:
  - (i) all bicycle parking provided at and above ground level;
  - (ii) storage rooms and areas, waste collection and recycling areas, electrical, utility, mechanical, and ventilation rooms and areas, provided below, at or above ground level;
  - (iii) ventilation ducts, utility shafts, and vehicular ramps;
  - (iv) all indoor **amenity space**;
  - (v) the area of a void in a floor if there is a vertical clearance of more than 2.95 metres between the top of the floor below the void and the ceiling directly above it; and
  - (vi) all inset balconies;
- (F) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area** is 75 percent;
- (G) Regulations 40.10.40.1(1) and (3), with respect to the location of residential and non-residential uses in a **mixed use building** and with respect to residential use orientation to a **street** and requirements for direct access to a **street**, do not apply;
- (H) A minimum of 50 percent of the length of the first **storey** of the exterior **building main wall** along Bloor Street West, commencing from the eastern-most point of the **main wall**, must be used for non-residential uses as listed in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A). For the purpose of this Regulation, the extent of the **main wall** along Bloor Street West is as shown on Diagram 6;
- (I) Despite Regulation 40.10.40.1(2), the floor level of the portion of a first **storey** that accommodates a non-residential use must be within 0.2 metres of the ground measured at 1.0 metres outside of each pedestrian entrance to such non-residential use
- (J) Regulation 40.10.40.10(5), regarding the required minimum height of the first **storey** of non-residential uses, measured between the floor of the first **storey** and floor of the second **storey**, is 4.5 metres. The required minimum height of the first **storey** does not apply to residential uses;
- (K) For the purpose of this exception, Clause 150.100.30.1 does not apply;
- (L) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 117.50 metres and the elevation of the highest point of the **building** or **structure**;
- (M) Despite Regulations 40.10.40.10(2) and (7), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" and the permitted maximum **storeys** of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 6 of By-law 1187-2022(OLT) provided that for the purpose of this exception a mezzanine and a mechanical penthouse is not a **storey**;
- (N) Despite Regulations 40.5.40.10(3) to (8), 40.5.75.1(2) and (M) above, the following **building** elements, equipment and **structures** may project beyond the permitted maximum heights shown on Diagram 6 of By-law 1187-2022(OLT), and if located on a rooftop such **building** elements, equipment and **structures** are not subject to area, coverage, horizontal dimension or locational restrictions:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.5 metres;
  - (ii) structures that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.5 metres;
  - (iii) architectural feature at the southwest corner of the "tower", by a maximum height of 6.5 metres;



- (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 3.5 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, and mitigation **structures** and features by a maximum of 4.0 metres;
  - (viii) **building** elements and **structures** such as railings, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, cornices, seating areas, decorative screens, privacy screens, access ramps, and ramps to underground, by a maximum of 3.0 metres;
  - (ix) **building** elements, **structures** and equipment used for outdoor **amenity space** or open-air recreation including pools and associated equipment, light monitors, light fixtures, by a maximum of 4.0 metres;
  - (x) **building** elements and **structures** such as canopies, awnings, and related architectural elements by a maximum of 6.0 metres;
  - (xi) heating/cooling, and **building** elements and devices, maintenance equipment storage, public art, by a maximum of 6.5 metres; and
  - (xii) elevator overruns, lightning rods, stacks, flues, air intakes, antennas, satellite dishes, cellular arrays, flagpoles, solar panels and related equipment, by a maximum of 7.0 metres;
- (O) Despite Clause 40.10.40.80 and Regulations 40.10.40.70(2) and (4), the required minimum **building setbacks**, including any portion of a **building** with **dwelling units** located in the first **storey** of a **building**, are as shown in metres on Diagram 6 of By-law 1187-2022(OLT) and no **angular planes** or minimum distance between the **main walls** requirements apply;
- (P) Despite Clause 40.10.40.60, Regulation 5.10.40.70(1) and (O) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances shown on Diagram 6 of By-law 1187-2022(OLT) as follows:
- (i) decks, porches, patios and balconies, by a maximum of 2.0 metres;
  - (ii) despite (i) above, patios associated with **dwelling units** not facing a **street**, by a maximum of 3.0 metres;
  - (iii) canopies and awnings, guardrails, balustrades, railings, and light fixtures by a maximum of 3.0 metres;
  - (iv) exterior stairs, access ramps and elevating devices;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
  - (vii) eaves, by a maximum of 0.6 metre;
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, lightning rods and flag poles, by a maximum of 1.0 metre;
  - (ix) pergolas and cabanas, by a maximum of 3.0 metres, and 0.0 metres when facing the **lot line** abutting Montgomery Road and Bloor Street West;
  - (x) **landscaping**, planters, public art, **structures** and equipment used for outdoor **amenity space** or open air recreation, patios, air vents, air shafts/intakes, site mechanical and servicing features, elements required for the functional operation of a **building**, fences, screens, safety and wind mitigation elements, and window washing equipment, including a Building Maintenance Unit and crane; and
  - (xi) **building** elements and **structures** such as parapets, trellises, pillars, and damper equipment to reduce **building** movement, by a maximum of 2.5 metres;
- (Q) Despite Regulations 40.5.40.60(1) and 40.10.40.60(2) and (P)(iii) above, a canopy, awning or similar **structure**, with or without structural support, may encroach by a maximum of 3.0 metres into a required minimum **building setback** that abuts a **street**, if no part of the canopy, awning or similar **structure** is located more than 8.0 metres above the elevation of the ground directly below it;
- (R) Despite Regulation 5.10.40.70(2):



- (i) **buildings or structures** below ground must be setback a minimum of 3.0 metres from a **lot line** abutting an ON zone; and
  - (ii) **buildings or structures** below ground must be setback a minimum of 3.0 metres from the **lot line** abutting the "TTC Bloor Line" as shown on Diagram 1 of By-law 1187-2022(OLT);
- (S) Of the total number of **dwelling units** provided on the **lot**:
  - (i) a minimum of 10 percent of the total **dwelling units** must be 3-bedroom units or greater; and
  - (ii) a minimum of 15 percent of the total **dwelling units** must be 2-bedrooms units;
- (T) Clause 40.10.50.10 regarding **landscaping** does not apply;
- (U) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 1.05 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.15 residential visitor **parking spaces** for each **dwelling unit**; and
  - (iii) a minimum of 1.0 **parking space** for each 100 square metres of non-residential **gross floor area**;
- (V) Despite Regulations 200.5.1.10(2)(A) and (D), equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
  - (i) being within 0.25 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or
  - (ii) being at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (W) Despite Regulation 200.5.10.1(1) and (U)(i) above, "car-share parking spaces" may be provided and for each "car-share parking space" provided the number of required **parking spaces** for residential occupants may be reduced by four (4) **parking spaces**, exclusive of required accessible **parking spaces**, where for the purpose of this exception:
  - (i) "car-share" 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 to at least the occupants of the building for short term rental, including hourly rental; and
  - (ii) a "car-share parking space" means a **parking space** exclusively used for "car-share" purposes;
- (X) Despite Regulations 200.15.1(1), (3) and (4) and 200.15.10(1) and (2), four **parking spaces** required pursuant to (U)(i) and (ii) above, must comply with all regulations below for an accessible **parking space**:
  - (i) minimum length of 5.6 metres;
  - (ii) minimum width of 3.4 metres;
  - (iii) minimum vertical clearance of 2.1 metres;
  - (iv) the entire length of one side of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path; and
  - (v) an accessible **parking space** is not required to be the closest **parking space** to a barrier free entrance and/or main pedestrian access to a **building** or to a passenger elevator, or be the shortest route from such entrance or elevator, or be at the same level as the pedestrian entrance to the **building**;
- (Y) Despite Clauses 40.10.90.1 and 220.5.10.1, a minimum of one Type 'G' **loading space** must be provided and maintained on the **lot**;
- (Z) Despite Regulations 230.5.1.10(4)(A)(i) and (ii), 230.5.1.10(5)(A) and 230.5.1.10(4)(C), a **stacked bicycle parking space** must have the following minimum dimensions:
  - (i) length of 1.6 metres;
  - (ii) width of 0.3 metres; and



- (iii) vertical clearance of 1.1 metres;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1187-2022(OLT) ]

(782) Exception CR 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) On 301-317 Queen Street East, if the requirements in Section 6 and 7 and Schedule A of By-law 1150-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (G) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of any **building** or **structure** is the distance between the Canadian geodetic Datum elevation of 84.71 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.10.40.10(3) and (7), the permitted maximum height of a **building** and **structure** is the number in metres following the letters "HT" and the permitted maximum **storeys** is the number following the letters "ST" in Diagram 3 of By-law 1150-2022(OLT); and
  - (i) for the purpose of this exception, a mechanical penthouse is not a **storey**;
- (D) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 12,200 square metres, of which:
  - (i) The permitted maximum **gross floor area** for residential uses is 10,600 square metres; and
  - (ii) The required minimum **gross floor area** for non-residential uses is 900 square metres;
  - (iii) The required minimum **gross floor area** of non-residential uses in the portion of the **building** labelled "existing heritage church" as shown on Diagram 3 of By-law 1150-2022(OLT) is 700 square metres;
- (E) Despite Regulations 40.5.40.60 (2)(B) and 40.10.40.60 (2)(B), 3(A), and 5(A), the following elements of a **building** or **structure** are permitted to encroach into the required minimum **building setbacks** as follows:
  - (i) Architectural features, balustrades, cornices, eaves, landscape features, light fixtures, ornamental elements, ventilation shafts, and window sills to a maximum 0.9 metres.
  - (ii) Stairs, stair enclosures, and wheel chair ramps, to a maximum of 1.8 metres;
- (F) Despite Regulations 40.5.40.10(5) functional elements, **structure** or parts of a **building** may cover more than 30 percent of the area of the roof measured horizontally;
- (G) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) 42 **parking spaces** on a non-exclusive basis for both residential and non-residential uses.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1150-2022(OLT) ]

(783) Exception CR 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) On 128-132 Gorman Park Road and 795-799 Sheppard Avenue West, as shown on Diagram 1 of By-law 393-2023(OLT), if the requirements of Section 8 and Schedule A of By-law 393-2023(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (O) below;
- (B) For the purpose of this exception, the **lot** is as shown on Diagram 1 of By-law 393-2023(OLT);
- (C) Despite Regulation 40.10.40.70(2) and Clause 40.10.40.80, the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 3 of By-law 393-2023(OLT);
- (D) Despite Clause 40.10.40.60 and (C) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:



- (i) Cornices, lighting fixtures, window washing equipment, awnings, canopies, finials, parapets, terraces, terrace guards, platforms, ornamental or architectural elements, trellises, eaves, window sills, bay windows, canopies, guardrails, balustrades, railings, wind mitigation screens and features, planters, monuments, arbours, patios, decorative features, stairs, stair enclosures, stair landings, supportive columns, wheel chair ramps, vents, stacks, wind screens and features, acoustic screens and features, underground garage ramps and their associated **structures**, underground garage stair enclosures, retaining walls, fences, screens, weather protection canopies, and landscape and public art features, to a maximum of 3.0 metres; and
  - (ii) balconies to a maximum of 2.5 metres;
- (E) Despite Regulation 40.10.40.10(2) 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 this By-law 393-2023(OLT);
- (F) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project above the permitted maximum height of the **building**:
  - (i) A parapet, roof drainage, thermal insulation or roof ballast, located at each of the roof levels of the **building**, provided the maximum vertical distance of any such **structure** does not exceed 1.8 metres;
  - (ii) Safety railings and fences at each of the roof levels of the **building**, provided the maximum vertical dimension of any such **structure** does not exceed 1.8 metres, which are permitted to have a maximum combined vertical dimension with (i) above of 2.75 metres above the height of each roof level of the **building**;
  - (iii) **Structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, 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, walls or **structures** enclosing such elements, lightning rods and exhaust flues, swimming pools (elevated or otherwise), **structures** housing pool or spa maintenance or operational equipment, provided the maximum vertical distance of such does not exceed 4.0 metres;
- (G) Despite regulation 40.5.40.10(1) and (2) the height of the **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 191.00 metres and the elevation of the highest point of the **building** or **structure**;
- (H) Despite regulation 40.10.40.40(1) the permitted maximum **gross floor area** on the **lot** is 16,000 square metres;
- (I) A maximum of 170 **dwelling units** are permitted on the **lot** of which a minimum of 20 percent of the **dwelling units** must provide a minimum **interior floor area** of 75 square metres;
- (J) Despite regulations 40.10.40.50(1)(A) and (B) a minimum of 250 square metres of indoor **amenity space** and 250 square metres of outdoor **amenity space** must be provided on the **lot**;
- (K) Despite clause 220.5.10.1, one Type "G" **loading space** must be provided on the **lot**;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 0.8 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) A minimum of 0.03 residential visitor **parking spaces** for each **dwelling unit**;
  - (iii) A minimum of 4 **parking spaces** for non-residential uses; and
  - (iv) for each "car-share parking space" provided, the required minimum number of **parking spaces** required by (i) above shall be reduced by 4 **parking spaces**; and
  - (v) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (vi) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for "car-share" purposes;
- (M) Despite regulation 200.5.1.10(2), 10 **parking spaces** may have a minimum width of 2.4 metres, a minimum length of 5.4 metres, and a minimum height of 1.7 metres with or without obstructions;



- (N) Despite regulations 30.5.1.10(9) and 230.40.1.20(1), **bicycle parking spaces** may be provided, within or outside of a parking stacker - bicycle, and maintained on the **lot**;
- (O) Despite regulation 230.5.1.10(4) the required minimum dimensions of a **stacked bicycle parking space** is a length of 1.5 metres, a width of 0.5 metres, and a vertical clearance of 1.2 metres;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 393-2023(OLT) ]

(785) Exception CR 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.

Site Specific Provisions:

- (A) On 50, 60 and 90 Eglinton Avenue West and 17 and 19 Henning Avenue, if the requirements of By-law 1263-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (CC) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 162.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the elements which reduce **gross floor area** for a **mixed use building** listed in Regulation 40.5.40.40(3), the following items also reduce **gross floor area**:
  - (i) areas used for **public parking**;
  - (ii) all areas used for required and surplus **bicycle parking spaces**;
  - (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms, and locker rooms on a mezzanine level located immediately above the **first floor**;
  - (iv) residential uses located on the second floor of a **dwelling unit** located on the **first floor**; and
  - (v) surplus indoor **amenity space**;
- (D) **Public parking** is permitted, provided it complies with Regulations 40.10.20.100(7), (8), (9), (10) and (11);
- (E) Regulation 40.10.40.1(2), with regard to the location of commercial uses in a **mixed use building**, does not apply;
- (F) Despite Regulation 40.10.40.10(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 1263-2022(OLT);
- (G) Despite Regulations 40.5.40.10(4), (5), (6), (7) and (8) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 1263-2022(OLT):
  - (i) equipment used for the functional operation of the **building** including electrical, utility, elevator overruns, mechanical and ventilation equipment, mechanical penthouse, enclosed stairwells, roof access, stair overruns, maintenance equipment storage, elevator shafts, chimneys, and vents, and **structures** and parts of a **building** that enclose, screen or cover this equipment, by a maximum of 6.5 metres;
  - (ii) guard rails, railings and safety railings, fences, parapet, roof drainage, thermal insulation or roof ballast, and roof construction assembly elements, by a maximum of 2.75 metres;
  - (iii) **structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, wind mitigation elements, landscape features, architectural elements, public art features, telecommunications equipment and antennae, window washing equipment, life safety equipment, partitions dividing outdoor recreation areas, trellises, planters, landscape features, lightning rods, exhaust flues, swimming pools (elevated or otherwise), **structures** housing pool or spa maintenance or operational equipment, to a maximum of 4.0 metres;
- (H) For the purpose of this exception, mechanical penthouses do not constitute a **storey**;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 54,000 square metres, of which:
  - (i) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 54,000 square metres, of which:



- (ii) the required minimum **gross floor area** for non-residential uses on the ground floor of the **building** is 1,000 square metres;
- (J) A minimum of 3,809 square metres of **interior floor area** for an office use must be provided in the **building**;
- (K) For the purposes of (J), an office use does not include an **education use**;
- (L) Despite Regulation 40.10.40.50(1)(A) and (B) **amenity space** shall be provided on the **lot** in accordance with the following:
  - (i) a minimum of 1,100 square metres of outdoor **amenity space**; and
  - (ii) a minimum of 1,400 square metres of indoor **amenity space**;
- (M) For the purpose of this exception, **amenity space** may also include guest suites;
- (N) Despite Regulation 40.10.40.70(2) and Clause 40.10.40.80, the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 4 of By-law 1263-2022(OLT);
- (O) Despite Regulations 40.5.40.60(1), Clause 40.10.40.60 and (N) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, balcony platforms, and railings and guardrails associated with balconies, to a maximum of 2.0 metres;
  - (ii) cornices, lighting fixtures, awnings, canopies, parapets, ornamental or architectural elements, architectural features, architectural fins, eaves, balustrades, wind mitigation screens and features, public art, arbours, patios, decorative features, stair landings, supportive columns, vents, stacks, wind screens and features, acoustic screens and features, window sills, and bay windows to a maximum of 3.0 metres;
  - (iii) wheel chair ramps, underground garage ramps and their associated **structures**, underground garage stair enclosures, retaining walls, stairs, stair enclosures, window washing equipment; and
  - (iv) terraces and terrace platforms, guards and guardrails, railings, parapets, privacy and wind screens and landscape planters, to a maximum extent of the **main wall** of the **storey** below;
  - (v) Despite (O)(i) to (iv) above, balconies are not permitted on the west face of the east tower labelled "HT 120.0" on Diagram 4 of By-law 1263-2022(OLT) and on the east face of the west tower labelled "HT 113.0" on Diagram 4 of By-law 1263-2022(OLT) above the Canadian Geodetic Elevation of 185.08 metres;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.3 **parking spaces** for each bachelor **dwelling unit**, one-bedroom **dwelling unit** or two-bedroom **dwelling unit**;
  - (ii) a minimum of 0.35 **parking spaces** for each three or more bedroom **dwelling unit**;
  - (iii) all **parking space** requirements for residential visitors and non-residential uses shall be satisfied by the provision of a **public parking** garage referred to in (iv) below; and
  - (iv) a minimum of 65 **parking spaces**, shall be provided on the **lot** within a **public parking** garage operated on a non-exclusive basis;
  - (v) a maximum of 5 "car-share parking spaces" may replace **parking spaces** otherwise required, subject to the following:
    - (a) a reduction of four (4) residential occupant **parking spaces** will be permitted for each car-share parking space provided;
    - (b) for the purpose of this exception, "car-share" 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 to at least the occupants or the building for short-term rental, including hourly rental; and
    - (c) for the purpose of this exception, "car-share parking space" means a parking space exclusively reserved and signed for a car used only for "car-share" purposes;
- (Q) Despite Regulation 200.5.1.10(2), 15 **parking spaces** may have a minimum width of 2.4 metres, a minimum length of 5.4 metres, and a minimum height of 1.7 metres with or without obstructions;



- (R) Despite Regulations 200.15.1(1) to (4), accessible **parking spaces** must be provided in accordance with the following:
- (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) a minimum width of 3.4 metres;
    - (b) a minimum length of 5.6 metres; and
    - (c) a minimum 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 and Diagram 2 of By-law 579-2017; and
  - (iii) accessible **parking spaces** must be located within 30 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (S) Despite Regulations 230.5.1.10(4)(A), (C) and (5), a **stacked bicycle parking space** may be provided and maintained on the **lot** in accordance with the following dimensions:
- (i) a minimum length of 1.6 metres;
  - (ii) a minimum width of 0.27 metres; and
  - (iii) a minimum vertical clearance of 1.0 metres;
- (T) Despite Regulations 230.5.1.10(6) and 230.40.1.20(1) and (2), both 'long term' and 'short term' **bicycle parking spaces** may be located in a secured room, enclosure or bicycle locker in a **building**;
- (U) Despite Regulation 230.5.1.10(7), no change or shower facilities are required on the lot;
- (V) In addition to the places 'long term' **bicycle parking spaces** may be located as per Regulations 230.5.1.10(9), 'long term' **bicycle parking spaces** may also be located on any level of a **building** below ground;
- (W) Despite Regulation 230.5.1.10(10), both a 'short term' and 'long term' **bicycle parking space** may be provided in a **stacked bicycle parking space**;
- (X) Despite Regulations 220.5.10.1(2), (3), (4), and (5), **loading spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of one Type 'G' **loading space**;
  - (ii) a minimum of two Type 'C' **loading spaces**; and
  - (iii) a minimum of one Type 'B' **loading space**;
- (Y) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two bedrooms
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) an additional 15 percent of the total number of **dwelling units** must be a combination of 2-bedroom and 3-bedroom units;
  - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (v) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (Z) Regulation 40.10.50.10(3) regarding **landscaping** requirements if abutting a **lot** in the Residential or Residential Apartment Zone Category does not apply;
- (AA) Regulation 40.10.90.40(2) regarding loading restrictions if adjacent to a **lot** in a Residential Zone Category or Residential Apartment Zone category does not apply;
- (BB) Regulation 40.10.100.10(2) regarding access to **parking areas** if adjacent to a **lot** in a Residential Zone Category or Residential Apartment Zone Category does not apply;
- (CC) Clause 40.10.90.10 regarding the location of a **loading space** does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1263-2022(OLT) ]

(787) Exception CR 787



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 and 3202 Yonge Street, if the requirements of By-law 1248-2022(OLT) are complied with, a **building** or **structure**, may be constructed, used or enlarged in compliance with (B) to (N) below:
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 165.85 metres ASL and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), residential use portions of a **building** may be located on the same level or below non-residential use portions of a **building**;
- (D) Despite Regulation 40.10.40.10(2) and 40.10.40.10(7), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" and the permitted maximum number of **storeys** is specified by the numerical values following "ST" on Diagram 3 of By-law 1248-2022(OLT);
- (E) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.9 metres;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1248-2022 (OLT);
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance, equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 5.5 metres;
  - (iii) chimneys, pipes, and vents, may further exceed the permitted maximum height by 3.0 metres as set out in (ii) above;
  - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres, and
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 12,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 11,500 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 650 square metres;
  - (iii) the required minimum **gross floor area** for non-residential uses is 400 square metres;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1248-2022(OLT);
- (I) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.5 metres, or to the abutting property line, whichever is the lessor;
  - (ii) canopies and awnings, by a maximum of 1.5 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.5 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 0.5 metres; and
  - (vii) eaves, by a maximum of 1.0 metre;
- (J) Despite Regulation 40.10.40.70(2) and (H) and (I) above, no decks, porches or balconies may encroach into the **building setback** on **storeys** 3 to 5, within 36 metres of the north property line;



- (K) Despite Regulation 200.5.10.1(1), Table 200.5.10.1 and 900.11.10(2), **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.5 residential occupant **parking spaces** for each bachelor or one bedroom **dwelling unit**;
  - (ii) a minimum of 0.75 residential occupant **parking spaces** for each **dwelling unit** with two or more bedrooms;
  - (iii) a minimum of 0.06 residential visitor **parking space** for each **dwelling unit**; and
  - (iv) a reduction of four (4) residential occupant **parking spaces** will be permitted for each car-share **parking spaces** provided;
- (L) For the purposes of this Exception:
- (i) "Car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (ii) "Car share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-sharing" purposes;
- (M) Despite Regulation 230.5.10 and Table 230.5.101(1), **bicycle parking spaces** must be provided in accordance with the following:
- (i) A minimum of 0.07 "short term" **bicycle parking spaces** for each **dwelling unit** for residential visitors;
  - (ii) A minimum of 0.68 "long term" **bicycle parking spaces** for each **dwelling unit** for residential occupants; and
  - (iii) No **bicycle parking spaces** are required for non-residential uses;
- (N) The provision of **dwelling units** are subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1248-2022(OLT) ]

(788) Exception CR 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) On 1521 Queen Street West, if the requirements of By-law 1175-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below:
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 96.90 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.10.40.10(2) and (7), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" and the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 1175-2022(OLT); and
  - (i) For the purposes of this exception, a mechanical penthouse located above the uppermost **storey** of the **building**, which is limited in use to mechanical, electrical, heating, cooling and other areas dedicated to the functional operation of the **building**, as well as a maximum of 250



- square metres of **gross floor area** comprising indoor **amenity space** and access to outdoor **amenity space**, does not constitute a **storey**;
- (D) Despite Regulation 40.10.40.1(1), residential lobby access and mail room may be located at the same **storey** as non-residential use portions of the **building**;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1175-2022(OLT):
- (i) equipment used for the functional operation of the **building** including electrical, utility, enclosed stairwells, roof access, maintenance equipment storage, light fixtures, chimneys, and vents, by a maximum of 2 metres;
  - (ii) elevator shafts /overrun, by a maximum of 3 metres;
  - (iii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above, inclusive of a mechanical penthouse, by a maximum of 2 metres;
  - (iv) architectural features, parapets, roof drainage, insulation and elements and **structures** associated with a roof, **green roof**, and terrace by a maximum of 2 metres;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 2 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 6,900 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 6,700 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 400 square metres;
  - (iii) the required minimum **gross floor area** for non-residential uses is 200 square metres;
- (G) Despite Regulation 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres for each **dwelling unit** as outdoor **amenity space**;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1175-2022(OLT);
- (I) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) balconies, by a maximum of 1.5 metres;
  - (ii) canopies and awnings, by a maximum of 1.5 metres;
  - (iii) access ramps and elevating devices, by a maximum of 1.5 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, or belt course, by a maximum of 0.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
  - (vii) eaves, by a maximum of 0.5 metres;
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres; and
  - (ix) retaining walls located in the **rear yard setback**;
- (J) Clause 40.10.50.10(3), with regards to **landscaping**, does not apply;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, no **parking spaces** are required for residential occupants, residential visitors, or non-residential uses;
- (L) Despite (K) above a minimum of two (2) "car-share parking spaces" must be provided, subject to the following:



- (i) For the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
- (ii) For the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (M) Despite Regulation 40.10.80.20(1), a **parking space** may be located 0 metres from a **lot line**;
- (N) Despite Regulation 220.5.10.1, one Type "G" **loading space** must be provided;
- (O) Despite Regulations 230.5.10.1, **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1175-2022(OLT) ]

(789) Exception CR 789

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(269), former City of York zoning by-law 1-83.

(792) Exception CR 792

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 8, 10, 12, 14 and 16 Locust Street and 15 Oxford Drive, if the requirements of By-law 1170-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below:
- (B) Despite Regulations 40.5.40.10 and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 124.5 metres and elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 1170-2022(OLT);
- (D) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1170-2022(OLT);
  - (i) the erection or use of **structures** on the roof used for maintenance, safety, **green roof** purposes, roof assembly, air intakes, vents and ventilating equipment, chimney stacks, exhaust flues, parapets, elements associated with **green energy** and **renewable energy** facilities, landscape planters, balcony partitions and railings by a maximum of 2.5 metres;
  - (ii) **structures** on the roof used for wind mitigation purposes by a maximum of 3.0 metres;
  - (iii) elevator overruns and garbage chute overruns, mechanical penthouses, mechanical equipment and any associated enclosure **structures**, by a maximum of 6.0 metres;
  - (iv) In addition to (D)(iii) above, elements used for **green roof** purposes and roof assembly may project above a mechanical penthouse by a maximum of 1.0 metres;
  - (v) lightning rods and window washing equipment by a maximum of 7.5 metres; and (vi) A structural crash wall or other rail safety mitigation elements or **structures**.
  - (vi) A structural crash wall or other rail safety mitigation elements or **structures**;
- (E) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres, and:
  - (i) for the purpose of this exception, a mezzanine does not constitute a **storey**.



- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 26,000 square metres;
- (G) **Dwelling units** must be provided as follows:
- (i) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain a minimum of three bedrooms;
  - (ii) a minimum of 25 percent of the total number of **dwelling units** on the **lot** must contain a minimum of two or three bedrooms; and
  - (iii) in the event that the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.
- (H) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**.
- (I) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1170-2022(OLT);
- (J) Despite Clause 40.10.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) cornices, light fixtures, ornamental and architectural features, parapets, art and landscape features, patios, decks, pillars, pergolas, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, covered walkways, screens, site servicing features, awnings and canopies including support **structures**, window washing equipment, bicycle parking facilities and underground garage ramps and associated **structures**, accessory **buildings** and **structures**, and retaining walls, by a maximum of 2.0 metres; and
  - (ii) Within the area labelled as "Canopy Area" on Diagram 3, canopies on Level 2 by a maximum of 6.3 metres.
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.30 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.06 residential visitor **parking spaces** for each **dwelling unit**.
- (L) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** in (K)(i) above required for residential occupants, subject to the following:
- (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) 4 multiplied by the total number of **dwelling units** divided by 60, rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
- (M) Despite Regulation 200.5.1.10(2)(A)(iv), 11 of the required **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the parking space in accordance with the following:
- (i) A maximum of 3 **parking spaces** that are obstructed on two sides with a minimum width of 3.0 metres and depth of 5.6 metres;
  - (ii) A maximum of 4 **parking spaces** that are obstructed on one side with a minimum width of 2.56 metres and depth 5.6 metres; and



- (iii) A maximum of 4 **parking spaces** that are obstructed on one side with a minimum width of 2.6 metres and depth 5.6 metres.
- (N) Despite Regulations 200.15.1(1), (3) and (4), accessible **parking spaces** must be provided in accordance with the following:
  - (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres;
  - (iii) a minimum vertical clearance of 2.1 metres;
  - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre accessible barrier free aisle or path on one side of the accessible **parking space**; and
  - (v) accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
    - (a) entrance to a **building**;
    - (b) passenger elevator that provides access to the first **storey** of the **building**; and
    - (c) shortest route from the required entrances in (a) and (b).
- (O) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following:
  - (i) 345 "long-term" **bicycle parking spaces**; and
  - (ii) 39 "short-term **bicycle parking spaces**.
- (P) Despite Article 220.5.1, a minimum of one type "G" **loading space** must be provided on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1170-2022(OLT) ]

(793) Exception CR 793

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres; and
  - (iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or
  - (v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of York by-law 461.

(794) Exception CR 794

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(260), former City of York zoning by-law 1-83.



(796) Exception CR 796

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(391), former City of York zoning by-law 1-83.

(798) Exception CR 798

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(416), former City of York zoning by-law 1-83.

(799) Exception CR 799

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(271) of the former City of York zoning by-law 1-83.

(800) Exception CR 800

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, religious education use, place of worship, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.** [ By-law: 451-2022 ]

- (B) The following uses are not permitted:

- (i) **vehicle dealership;**
- (ii) **vehicle fuel station;**
- (iii) **vehicle washing establishment;** and
- (iv) **vehicle service shop;** and

- (C) The **gross floor area** on a **lot** is:

- (i) a minimum of 1.0 times the area of the **lot**; and
- (ii) a maximum of 3.5 times the area of the **lot**; and

- (D) A **dwelling unit** must be entirely located:

- (i) on or above the second above grade **storey** of the **building**; or [ By-law: 420-2023 ]
- (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.; and

- (E) The minimum **building setback** from **lot line** that abuts:

- (i) a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres; and



- (ii) a railway right-of-way is 30.0 metres; and
- (F) The maximum **Building Height** is 23.0 metres;
- (G) The number of **storeys** is:
  - (i) a minimum of 2; and
  - (ii) a maximum of 7, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:
    - (a) it is used exclusively for mechanical penthouse purposes, that includes mechanical equipment for the **building** and elevator machine rooms; and
    - (b) the overall height is not greater than 4.5 metres; and
- (H) The minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;
- (I) No **parking space** may be located in any yard abutting Danforth Ave.; [ By-law: 420-2023 ]
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
  - (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  - (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; and
- (K) If a **lot** abuts Danforth Ave.:
  - (i) a minimum of 70% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Danforth Avenue are more than 30.0 metres; and [ By-law: 420-2023 ]
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (L) The **building setback** from a **lot line** that abuts a **street** is:
  - (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.;
  - (iii) 1.5 metres from any other **street**;
- (M) Despite (L)(i) if a **building** has more than 5 **storeys** above grade the **main wall** of the upper two most **storeys** must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the fifth **storey**; [ By-law: 420-2023 ]
- (N) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per **dwelling unit**; [ By-law: 420-2023 ]
- (O) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use;
- (P) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
- (Q) **Lot coverage** does not apply. [ By-law: 420-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(801) Exception CR 801

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is:
  - (i) 3.0 metres from a **lot line** that abuts a **street**;
  - (ii) 9.0 metres from a **side lot line**; and
  - (iii) 30 metres for all **structures** other than underground parking **structures** from a **rear lot line**; and



- (B) The minimum **building setback** for an underground parking **structures** is;
- (i) 3.0 metres from a **lot line** that abuts Danforth Ave.;
  - (ii) 1.5 metres from a **lot line** that abuts Warden Ave.;
  - (iii) 3.0 metres from a **rear lot line**;
  - (iv) 1.0 metres from the west **lot line**; and
  - (v) no **building setback** from any other lot line;
- (C) The maximum height of a **building** is:
- (i) 16 **storeys** for an **apartment building**, excluding rooftop mechanical equipment and parking **structures**; and
  - (ii) 6 **storeys** for an office **building**, excluding rooftop mechanical equipment and parking **structures**;
- (D) Despite the permitted maximum floor space index of all land uses on the **lot**, and the floor space index value associated with the letter 'r' on the Zoning By-law Map, the maximum number of **dwelling units** must not exceed 1 for each 67 square metres of **lot area**;
- (E) The maximum non-residential **gross floor area** of all **buildings** must not exceed 0.8 times the area of the **lot**;
- (F) Indoor **amenity space** must be provided at a minimum rate of 1.5 square metres for each **dwelling unit**;
- (G) For each **dwelling unit** up to a maximum of 196 **dwelling units**, a minimum of 12.75 square metres of non-residential **interior floor area** must be provided and located within 35 metres of the **lot line** that abuts Danforth Ave.;
- (H) A minimum of 1.3 **parking spaces** must be provided for each **dwelling unit**; and
- (I) The only permitted non-residential uses are:
- (i) **financial institution**;
  - (ii) offices;
  - (iii) **custom workshop**, for sale of goods on the **premises**;
  - (iv) **entertainment place of Assembly**;
  - (v) **recreation use**;
  - (vi) **eating establishment** and **take-out eating establishment**;
  - (vii) **Retail Stores**;
  - (viii) **Service Shops**;
  - (ix) Studios; and
  - (x) medical office.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 348-2021 ]

(802) Exception CR 802

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, **religious education use**, **place of worship**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]
- (B) The following uses are not permitted:



- (i) **vehicle dealership;**
  - (ii) **vehicle fuel station;**
  - (iii) **vehicle washing establishment;** and
  - (iv) **vehicle service shop;** and
- (C) The **gross floor area** on a **lot** is:
  - (i) a minimum of 1.0 times the area of the **lot**; and
  - (ii) a maximum of 4.5 times the area of the **lot**;
- (D) A **dwelling unit** must be entirely located:
  - (i) on or above the second above grade **storey** of the **building**; or [ By-law: 420-2023 ]
  - (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.;
- (E) The minimum **building setback** from **lot line** that abuts:
  - (i) a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres; and
  - (ii) a railway right-of-way is 30.0 metres; and
- (F) The maximum **Building Height** is 32.0 metres;
- (G) The number of **storeys** is:
  - (i) a minimum of 2; and
  - (ii) a maximum of 10, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:
    - (a) it is used exclusively for mechanical penthouse purposes, that includes mechanical equipment for the **building** and elevator machine rooms; and
    - (b) the overall height is not greater than 4.5 metres; and
- (H) The minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;
- (I) No **parking space** may be located in any yard abutting Danforth Ave.; [ By-law: 420-2023 ]
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
  - (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  - (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; and
- (K) If a **lot** abuts Danforth Ave.:
  - (i) a minimum of 70% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Danforth Avenue are more than 30.0 metres; and [ By-law: 420-2023 ]
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (L) The **building setback** from a **lot line** that abuts a **street** is:
  - (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (M) Despite (L)(i) if a **building** has more than 5 **storeys** above grade the **main wall** of the upper two most **storeys** must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the fifth **storey**; [ By-law: 420-2023 ]
- (N) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per **dwelling unit**; [ By-law: 420-2023 ]



- (O) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use;
- (P) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
- (Q) **Lot coverage** does not apply; [ By-law: 420-2023 ]
- (R) Despite regulation 40.10.20.20(1)(A), a **Nightclub** is not permitted.  
[ By-law: 420-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(803) Exception CR 803

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Danforth Rd., is the greater of 3.0 metres from the **lot line** or 18.0 metres from the original centreline of the **street**; and
  - (ii) any other **street** 3.0 metres; and
- (B) A **place of worship** is permitted; and
- (C) A minimum 1.5 metre wide **soft landscaping** strip of land must be provided along the entire length of a **park** of a **lot line** that abuts a **lot** in the RD zone or RS zone;

Prevailing By-laws and Prevailing Sections: (None Apply)

(804) Exception CR 804

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Danforth Rd., is the greater of 3.0 metres from the **lot line** or 18.0 metres from the original centreline of the **street**; and
  - (ii) Warden Ave. is 16.5 metres from the original centreline of the **street**; and
  - (iii) any other **street** 3.0 metres; and
- (B) The maximum **lot coverage** is 70%; and
- (C) A **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(805) Exception CR 805

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Danforth Rd., is the greater of 3.0 metres from the **lot line** or 18.0 metres from the original centreline of the **street**; and
  - (ii) any other **street** 3.0 metres; and
- (B) A **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(806) Exception CR 806



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) A **place of worship** is permitted;
- (C) **Parking spaces** must be provided at a minimum rate of:
  - (i) 10 for each 100 square metres of **gross floor area** used for an **eating establishment**; and
  - (ii) 2.6 for each 100 square metres of **gross floor area** for all other uses; and
- (D) A minimum 1.5 metre wide **soft landscaping** strip of land must be provided along the entire length of a **park** of a **lot line** that abuts a **lot** in the RD zone or RS zone;
- (E) Only the following uses are permitted:
  - (i) **financial institutions**;
  - (ii) **Offices**;
  - (iii) **Personal Service Shops**;
  - (iv) **eating establishments**;
  - (v) **Retail Stores**; and
- (F) An **eating establishment** must not be located less than 18.0 metres from a **lot** in the Residential Zone category; and
- (G) The maximum **interior floor area** of all **eating establishments** must not exceed 140 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(807) Exception CR 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) On 1540, 1542, 1544, 1546, 1548 and 1550 Bloor Avenue West, as shown on Diagram 1 of By-law 79-2023(OLT), if the requirements of Section 11 and Schedule A of By-law 79-2023(OLT) are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite Regulations 5.10.30.20(1) and 5.10.30.20(2), the **front lot line** is the **lot line** running parallel to Bloor Street West;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 112.03 metres and elevation of the highest point of the **building or structure**;
- (D) Despite Regulation 40.10.20.100(1)(A), the permitted total **interior floor area** of all **cabarets, clubs, eating establishments, entertainment places of assembly, recreation uses and take-out eating establishments**, does not apply;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building or structure** is the number following the HT symbol in metres as shown on Diagram 6 of By-law 79-2023(OLT);
- (F) Despite Regulations 40.5.40.10(4) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) architectural features and finials may project above the height limits to a maximum of 7.5 metres;
  - (ii) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, cooling equipment, water supply facilities, enclosed stairwells, roof access, elevator shafts and overruns, elevator machine rooms, maintenance equipment storage, elevator shafts, chimneys, and vents may project above the height limits to a maximum of 6.5 metres;
  - (iii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (ii) above, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 6.5 metres;



- (iv) **building** maintenance units and window washing equipment may project above the height limits to a maximum of 6.0 metres;
  - (v) parapets, and elements and **structures** associated with a **green roof** may project above the height limits to a maximum of 3.0 metres;
  - (vi) planters, **landscaping** features, balustrades, guard rails, fences, retaining walls, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 3.0 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 24,100 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 23,400 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 700 square metres;
- (H) Despite Regulation 40.10.50.10(3), no soft **landscaping** is required along the north **lot line** abutting a **lot** in the Residential Zone category;
- (I) Despite Regulation 40.10.40.50 (1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which at least 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (J) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law 79-2023(OLT);
- (K) Despite Clause 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) roof overhangs, balustrades, guard rails, trellises, parapets, landscape and **green roof** elements, waste storage and **loading space** enclosures, lighting fixtures, public art features, window washing equipment, underground garage ramps, vents, wind mitigation features, window sills, decks, porches, balconies, canopies, awnings, exterior stairs, stair enclosures, access ramps and elevating devices, architectural features, such as exterior finials, pilaster, decorative column, cornice, sill, belt course, or chimney breast, eaves, air conditioners, satellite dishes, antennae, vents, and pipes, to a maximum extent of 2.0 metres;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.20 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.06 residential visitor **parking spaces** for each **dwelling unit**;
  - (iii) no **parking spaces** for non-residential uses; and
  - (iv) a minimum of 2 "car-share parking spaces";
- (M) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) Four (4) multiplied by (total number of **dwelling units** divided by 60), rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are owned by a profit or non-profit car sharing organization and where such organization may require that the use of cars be reserved in advance, charge fees based on time and/or kilometres driven,



and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable;

- (a) Four (4) multiplied by (total number of **dwelling units** divided by 60), rounded down to the nearest whole number;
- (N) 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;
- (O) Despite Regulations 200.15.10(1) and (2), a minimum of 4 of the required **parking spaces** on the lot are required to be accessible **parking spaces**;
- (P) Despite Regulation 200.15.1(3), 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 and Diagram 2 of By-law 579-2017;
- (Q) Despite Regulation 200.15.1(4), an accessible **parking space** must be located within 27 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (R) Clauses 200.15.10.5 - Effective Parking Spaces and 200.15.10.10 - Parking Rate - Accessible Parking Spaces, as amended by By-law 89-2022, do not apply, provided that accessible **parking spaces** are provided in accordance with Regulations 200.15.10(1) and (2), as they read prior to February 3, 2022;
- (S) Despite Regulations 220.5.10.1(2) and (3), **loading spaces** must be provided in accordance with the following:
  - (i) 1 Type "G" **loading space**; and
  - (ii) 1 Type "B **loading space**;
- (T) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum dimensions of a **stacked bicycle parking space** are:
  - (i) length of 1.8 metres;
  - (ii) width of 0.5 metres; and
  - (iii) vertical clearance of 1.2 metres;
- (U) Despite Regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** are permitted to be located:
  - (i) on the first **storey** of the **building**;
  - (ii) on the second **storey** of the **building**; and
  - (iii) on the first and second levels of the **building** below ground;
- (V) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (W) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 63 metres from a pedestrian entrance to the **building** on the lot; and
- (X) Despite Regulation 230.5.1.10(8) and 230.40.1.20(2), 6 required "short-term" **bicycle parking spaces** may be located within the municipal right-of-way immediately adjacent to the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 79-2023(OLT) ]

(808) Exception CR 808

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home,**



**private school, public school, religious education use, place of worship**, municipally owned **public parking, transportation use**, ambulance depot, fire hall, police station, and **public utility**.

- (B) The following uses are not permitted:
- (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (C) The **gross floor area** on a **lot** is:
- (i) a minimum of 1.0 times the area of the **lot**; and
  - (ii) a maximum of 4.5 times the area of the **lot**; and
- (D) A **dwelling unit** must be entirely located:
- (i) on or above the second above grade **storey** of the **building**; or
  - (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.; and
- (E) The maximum **building** height is 32.0 metres;
- (F) The number of **storeys** is:
- (i) a minimum of 2; and
  - (ii) a maximum of 10, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:
    - (a) it is used exclusively for mechanical penthouse purposes, that includes mechanical equipment for the **building** and elevator machine rooms; and
    - (b) the overall height is not greater than 4.5 metres; and
- (G) The minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;
- (H) No **parking space** may be located in any yard abutting Danforth Ave.;
- (I) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
- (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  - (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; and
- (J) If a **lot** abuts Danforth Ave.:
- (i) a minimum of 70% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Danforth Avenue are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (K) The **building setback** from a **lot line** that abuts a **street** is:
- (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.;
  - (iii) 1.5 metres from any other **street**;
- (L) Despite (L)(i) if a **building** has more than 5 **storeys** above grade the **main wall** of the upper two most **storeys** must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the fifth **storey**;
- (M) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per **dwelling unit**;
- (N) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use;
- (O) **Lot coverage** does not apply;



(P) Despite regulation 40.10.20.20(1)(A), a **Nightclub** is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 420-2023 ]

(810) Exception CR 810

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, **religious education use**, **place of worship**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]

(B) The following uses are not permitted:

- (i) **vehicle dealership**;
- (ii) **vehicle fuel station**;
- (iii) **vehicle washing establishment**; and
- (iv) **vehicle service shop**; and

(C) The **gross floor area** on a **lot** is:

- (i) a minimum of 1.0 times the area of the **lot**; and
- (ii) a maximum of 4.5 times the area of the **lot**;

(D) A **dwelling unit** must be entirely located:

- (i) on or above the second above grade **storey** of the **building**; or
- (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.; and [ By-law: 420-2023 ]

(E) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category, or Institutional Zone category is 7.5 metres; [ By-law: 1353-2015 ] [ By-law: 420-2023 ]

(F) The maximum **building** height is 32.0 metres; [ By-law: 1429-2017 ]

(G) the permitted number of **storeys** is:

- (i) a minimum of 2; and
- (ii) a maximum of 10, excluding basements and mechanical penthouses. An additional **storey** is permitted if:
  - (a) it is used exclusively for mechanical penthouse purposes, that includes mechanical equipment for the **building** and elevator machine rooms; and
  - (b) the overall height is not greater than 4.5 metres; and [ By-law: 1429-2017 ]

(H) The minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;

(I) No **parking space** may be located in any yard abutting Danforth Ave.; [ By-law: 420-2023 ]

(J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:

- (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
- (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; [ By-law: 420-2023 ]

(K) If a **lot** abuts Danforth Ave.:



- (i) a minimum of 70% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Danforth Avenue are more than 30.0 metres; and [ By-law: 420-2023 ]
- (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (L) the **building setback** from a **lot line** that abuts a **street** is:
  - (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.;
  - (iii) 1.5 metres from any other **street**;
- (M) Despite (L)(i) if a **building** has more than 5 **storeys** above grade the **main wall** of the upper two most **storeys** must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the fifth **storey**; [ By-law: 420-2023 ]
- (N) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per **dwelling unit**; [ By-law: 420-2023 ]
- (O) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use;
- (P) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
- (Q) **Lot coverage** does not apply; and [ By-law: 420-2023 ]
- (R) Despite regulation 40.10.20.20(1)(A), a **Nightclub** is not permitted. [ By-law: 420-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(811) Exception CR 811

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, **religious education use**, **place of worship**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]
- (B) The following uses are not permitted:
  - (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (C) The **gross floor area** on a **lot** is:
  - (i) a minimum of 1.0 times the area of the **lot**; and
  - (ii) a maximum of 3.5 times the area of the **lot**; and
- (D) A **dwelling unit** must be entirely located:
  - (i) on or above the second above grade **storey** of the **building**; or [ By-law: 420-2023 ]
  - (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.; and
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category, or Institutional Zone category is 7.5 metres; [ By-law: 1353-2015 ]
- (F) The maximum **Building** Height is 23.0 metres
- (G) The number of **storeys** is:



- (i) a minimum of 2; and
- (ii) a maximum of 7, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:
  - (a) it is used exclusively for mechanical penthouse purposes, that includes mechanical equipment for the **building** and elevator machine rooms; and
  - (b) the overall height is not greater than 4.5 metres;
- (H) The minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;
- (I) No **parking space** may be located in any yard abutting Danforth Ave.; [ By-law: 420-2023 ]
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
  - (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  - (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; and
- (K) If a **lot** abuts Danforth Ave.:
  - (i) a minimum of 70% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Danforth Avenue are more than 30.0 metres; and [ By-law: 420-2023 ]
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (L) The **building setback** from a **lot line** that abuts a **street** is:
  - (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (M) Despite (L)(i) if a **building** has more than 5 **storeys** above grade the **main wall** of the upper two most **storeys** must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the fifth **storey**; [ By-law: 420-2023 ]
- (N) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per **dwelling unit**; [ By-law: 420-2023 ]
- (O) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use;
- (P) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
- (Q) **Lot coverage** does not apply; and [ By-law: 420-2023 ]
- (R) On the lands municipally known as 3246 Danforth Ave., existing **parking spaces** may be located in tandem, with each **parking space** having a minimum dimensions of 2.4 metres by 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(812) Exception CR 812

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, **religious education use**, **place of worship**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]



- (B) The following uses are not permitted:
- (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and
  - (iv) **vehicle service shop**; and
- (C) The **gross floor area** on a **lot** is:
- (i) a minimum of 1.0 times the area of the **lot**; and
  - (ii) a maximum of 2.5 times the area of the **lot**; and
- (D) A **dwelling unit** must be entirely located:
- (i) on or above the second above grade **storey** of the **building**; or
  - (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.; and
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category, or Institutional Zone category is 7.5 metres; [ By-law: 1353-2015 ]
- (F) The maximum **building** height is 14.0 metres.
- (G) The number of **storeys** is:
- (i) a minimum of 2; and
  - (ii) a maximum of 4; and
- (H) No **parking space** may be located in any yard abutting Danforth Ave.;
- (I) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
- (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  - (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; and
- (J) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per **dwelling unit**;
- (K) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use;
- (L) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
- (M) **Lot coverage** does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 420-2023 ]

(814) Exception CR 814

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 5995 and 5997 Yonge Street, if the requirements of By-law 89-2023(OLT) are complied with, a **building** or **structure** may be constructed, used, or enlarged, in compliance with Regulations Sections (B) to (S) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 189.45 metres and the highest point of the **building** or **structure**;
- (C) Regulation 40.10.30.40(1)(A) with respect to maximum **lot coverage** does not apply;
- (D) Despite Regulation 40.10.40.1(1), residential uses are permitted to be located on the first **storey** provided they have direct access to Wedgewood Drive;
- (E) Despite Regulation 40.10.40.10(3) and (7), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 89-2023(OLT);



- (F) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
- (i) wind screens, elevator overruns, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, and elements of a **green roof**, may project above the height limits to a maximum of 3.0 metres;
  - (ii) stairs and stair enclosures, may project above the height limits to a maximum of 3.5 metres; and
  - (iii) mechanical equipment and any associated **structures**, may project above the height limits to a maximum of 6.0 metres;
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres;
- (H) Despite Regulations 40.10.40.40(1) the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 31,000 square metres, of which;
- (i) the required minimum **gross floor area** for non-residential uses is 500 square metres;
- (I) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.86 square metres for each **dwelling unit** of which at least 2.0 square metres for each **dwelling unit** is **indoor amenity space**;
- (J) Despite Regulation 40.10.40.70 (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 89-2023(OLT);
- (K) Despite Regulations 40.10.40.60(1), (2), and (3), and (J) above, the following elements may encroach into the required minimum **building setbacks** and separation distances:
- (i) balconies to a maximum extent of 2.5 metres;
  - (ii) eaves, building cornices, light fixtures, ornamental and architectural elements, parapets, railings and fences, planters, trellises, window sills, underground garage ramps, to a maximum extent of 2.0 metres;
  - (iii) Canopies to a maximum extent of 4.5 metres;
- (L) Despite Regulations 40.10.50.10(2) and (3), fencing and **soft landscaping** is not required along the **rear lot line**;
- (M) Despite Regulations 40.5.80.10(1), 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.41 **parking spaces** per **dwelling unit** for residential occupant **parking spaces**;
  - (ii) a minimum of 0.10 **parking spaces** per **dwelling unit** for residential visitor **parking spaces**;
  - (iii) no **parking spaces** are required for non-residential uses; and
  - (iv) a maximum of 15 **parking spaces** required by (i) and (ii) above may be located within 50 metres of the **lot**;
- (N) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) A reduction of four residential occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) four multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;
  - (ii) For the purpose of this exception, "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;



- (iii) For the purpose of this exception, "car-share parking space" means a **parking space** that is exclusively reserved and signed for a **vehicle** only for "car-share" purposes;
- (O) 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;
- (P) Despite Clause 220.5.10.1(3), no **loading space** is required for non-residential uses;
- (Q) Despite Regulation 230.5.1.10(4), each **stacked bicycle parking space** must have a minimum width of 0.46 metres, and a minimum length of 1.8 metres;
- (R) Despite Regulation 230.5.1.10(9)(A)(iii) and (B)(iii), "long-term" **bicycle parking spaces** may be located:
  - (i) On levels of the **building** below-ground; and
- (S) Despite Regulation 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 89-2023(OLT) ]

(815) Exception CR 815

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building type** permitted by Clause 40.10.20.40, **day nursery, education use, financial institution, club, hotel, office, medical office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, religious education use, place of worship**, municipally owned **public parking, transportation use, ambulance depot, fire hall, police station, and public utility**. [ By-law: 451-2022 ]
- (B) The following uses are not permitted:
  - (i) **vehicle dealership;**
  - (ii) **vehicle fuel station;**
  - (iii) **vehicle washing establishment;** and
  - (iv) **vehicle service shop;** and
- (C) The **gross floor area** on a **lot** is:
  - (i) a minimum of 1.0 times the area of the **lot**; and
  - (ii) a maximum of 2.5 times the area of the **lot**; and
- (D) A **dwelling unit** must be entirely located:
  - (i) on or above the second above grade **storey** of the **building**; or [ By-law: 420-2023 ]
  - (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.; and
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category, or Institutional Zone category is 7.5 metres; [ By-law: 1353-2015 ]
- (F) The maximum **Building Height** is 14.0 metres
- (G) The number of **storeys** is:
  - (i) a minimum of 2; and
  - (ii) a maximum of 4; and



- (H) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
- (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  - (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; and
- (I) If a **lot** abuts Danforth Ave.:
- (i) a minimum of 70% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Danforth Avenue are more than 30.0 metres; and [ By-law: 420-2023 ]
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (J) The **building setback** from a **lot line** that abuts a **street** is:
- (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (K) Despite (J)(i) if a **building** has more than 5 **storeys** above grade the **main wall** of the upper two most **storeys** must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the fifth **storey**; [ By-law: 420-2023 ]
- (L) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per **dwelling unit**; [ By-law: 420-2023 ]
- (M) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use;
- (N) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
- (O) **Lot coverage** does not apply. [ By-law: 420-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(816) Exception CR 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) On 270 Sheppard Avenue West, if the requirements of this By-law 678-2023(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (V) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 178.13 metres and the elevation of the highest point of the **building** or **structure**;
- (C) The maximum number of **dwelling units** is 179, of which:
- (i) a maximum of 24 **dwelling units** may be studio **dwelling units**;
  - (ii) a maximum of 35 **dwelling units** may be one-bedroom **dwelling units**;
  - (iii) a minimum of 102 **dwelling units** must be two-bedroom **dwelling units**; and
  - (iv) a minimum of 14 **dwelling units** must be three-bedroom **dwelling units**;
- (D) The two and three-bedroom **dwelling units** required in (C) above, must comply with the following minimum size requirements:
- (i) Two-bedroom **dwelling units**:
    - (a) A minimum of 25 two-bedroom **dwelling units** must have a minimum **interior floor area** of 75 square metres;



- (b) A minimum of 32 two-bedroom **dwelling units** must have a minimum **interior floor area** of 65 square metres;
  - (c) A minimum of 38 two-bedroom **dwelling units** must have a minimum **interior floor area** of 49 square metres;
- (ii) Three-bedroom **dwelling units**:
  - (a) A minimum of 8 three-bedroom **dwelling units** must have a minimum **interior floor area** of 110 square metres;
  - (b) A minimum of 6 three-bedroom **dwelling units** must have a minimum **interior floor area** of 83 square metres;
- (E) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage** as a percentage of the **lot area** is 72 percent;
- (F) Despite Regulation 40.10.40.1(6)(A), no separation is required between a pedestrian access and a **lot** in the Residential Zone category;
- (G) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law 678-2023(OLT);
- (H) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.8 metres;
- (I) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 5 of By-law 678-2023(OLT);
- (J) Despite Regulations 40.5.40.10(3) to (8), and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 678-2023(OLT) as follows:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 4.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 4.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.8 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
- (K) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 15,000 square metres, of which:
  - (i) the required minimum **gross floor area** for non-residential uses is 800 square metres which must be located on the first **storey** of the **building**;
- (L) Despite Regulation 40.10.40.50(1), **amenity space** must be provided on the **lot** at the following rate:
  - (i) A minimum of 440 square metres of indoor **amenity space**;
  - (ii) A minimum of 344 square metres of outdoor **amenity space**;
- (M) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 678-2023(OLT);
- (N) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law 678-2023(OLT);
- (O) Despite Regulation 40.10.40.60(9) and (M) above, the following **building** elements are permitted to encroach into the required **angular plane** from the **rear lot line**:
  - (i) Balcony railings, privacy screens, roof overhangs and parapet walls located above the third **storey** to a maximum of 1.0 metres;
- (P) Despite Regulation 40.10.50.10(3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** must be provided along the north **lot line**;
- (Q) Despite Regulation 40.10.80.20(2), a **parking space** must be set back at least 1.5 metres from a **lot** in the Residential Zone category;



- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) No residential occupant **parking spaces** are required for a studio **dwelling unit**;
  - (ii) a minimum of 0.7 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 1.0 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 1.0 residential occupant **parking spaces** for each three bedroom and greater **dwelling unit**;
  - (v) a minimum of 0.20 residential visitor **parking spaces** for each **dwelling unit**; and
  - (vi) a minimum of 1.1 **parking spaces** for each 100 square metres of non-residential **gross floor area**;
- (S) Despite Regulation 200.5.10.1(1) and (R) above, "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided to a maximum of two "car-share parking spaces";
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (T) Despite Regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit**;
  - (iii) 0.13 "long term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses on the **lot**;
  - (iv) 3 plus 0.25 "short-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses on the **lot**;
- (U) Despite Regulation 40.10.90.10(1), a **loading space** may extend beyond the rear **main wall** of a **building** and may be located in a **rear yard** that abuts a **lot** in a Residential Zone;
- (V) Despite Regulation 220.5.10.1(1), a minimum of one 'Type G' **loading space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 678-2023(OLT) ]

(818) Exception CR 818

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution**, **club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, **religious education use**, **place of worship**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**. [ By-law: 451-2022 ]
- (B) The following uses are not permitted:
- (i) **vehicle dealership**;
  - (ii) **vehicle fuel station**;
  - (iii) **vehicle washing establishment**; and



- (iv) **vehicle service shop**; and
- (C) The **gross floor area** on a **lot** is:
  - (i) a minimum of 1.0 times the area of the **lot**; and
  - (ii) a maximum of 3.5 times the area of the **lot**; and
- (D) A **dwelling unit** must be entirely located:
  - (i) on or above the second above grade **storey** of the **building**; or [ By-law: 420-2023 ]
  - (ii) at least 18.0 metres from a **lot line** that abuts Danforth Ave.; and
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category, or Institutional Zone category is 7.5 metres; [ By-law: 1353-2015 ] [ By-law: 420-2023 ]
- (F) The maximum **Building Height** is 23.0 metres;
- (G) The number of **storeys** is:
  - (i) a minimum of 2; and
  - (ii) a maximum of 7, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:
    - (a) it is used exclusively for mechanical penthouse purposes, that includes mechanical equipment for the **building** and elevator machine rooms; and
    - (b) the overall height is not greater than 4.5 metres; and
- (H) The minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;
- (I) No **parking space** may be located in any yard abutting Danforth Ave.; [ By-law: 420-2023 ]
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
  - (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  - (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way; and
- (K) If a **lot** abuts Danforth Ave.:
  - (i) a minimum of 70% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Danforth Avenue are more than 30.0 metres; and [ By-law: 420-2023 ]
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. must be occupied by the **main wall** of the first and second **storey** of a **building**; and
- (L) The **building setback** from a **lot line** that abuts a **street** is:
  - (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (M) Despite (L)(i) if a **building** has more than 5 **storeys** above grade the **main wall** of the upper two most **storeys** must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the fifth **storey**; [ By-law: 420-2023 ]
- (N) **Bicycle parking spaces** must be provided at a minimum rate of 0.5 **bicycle parking spaces** per **dwelling unit**; [ By-law: 420-2023 ]
- (O) Of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use.
- (P) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
- (Q) **Lot coverage** does not apply. [ By-law: 420-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(819) Exception CR 819



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 264 Browns Line, former City of Etobicoke by-law 1979-278.

(820) Exception CR 820

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 278 Browns Line, former City of Etobicoke by-law 1979-175.

(821) Exception CR 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) On the lands municipally known in the year as 2022 as 2901 Bayview Avenue and 630 Sheppard Avenue East, if the requirements of Section 11 and Schedule A of By-law 1261-2022(OLT), are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (CCC) below:
- (B) for the purpose of this exception, collectively "Parcel A", "Parcel B" and "Parcel C" as shown on Diagram 1 of By-law 1261-2022(OLT) are one **lot**;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** on "Parcel A" as shown on Diagram 1 of By-law 1261-2022(OLT) is the distance between the Canadian Geodetic Datum of 179.40 metres, which for the purpose of "Parcel A" is the **established grade**, and the elevation of the highest point of the **building or structure**;
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** on the portion of the **lot** labelled as "Parking Garage" as shown on Diagrams 4 and 6 of By-law 1261-2022(OLT) is the distance between the Canadian Geodetic Datum of 174.17 metres and the elevation of the highest point of the **building or structure**;
- (E) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** on "Parcel C" as shown on Diagram 1 of By-law 1261-2022(OLT) is the distance between the Canadian Geodetic Datum of 174.50 metres, which for the purpose of "Parcel C" is the **established grade**, and the elevation of the highest point of the **building or structure**;
- (F) Regulations 40.10.20.100(7)(8)(9)(10) and (11) regarding **public parking**, do not apply;
- (G) Despite Clause 40.10.20.40, **dwelling units** are permitted in **mixed use buildings**;
- (H) Despite Clause 40.10.20.100;
  - (i) Conditions (1) and (33), and Regulation 150.100 do not apply to an **eating establishment** on the **lot**;
  - (ii) Condition (1) does not apply to a **place of assembly, take-out eating establishment, entertainment place of assembly or recreation use** on the **lot**;
  - (iii) Condition (5) does not apply to a **retail store**;
  - (iv) Condition (6) does not apply to a **service shop**;
  - (v) Condition (17) does not apply to a **retail service** use;
  - (vi) Condition (20) does not apply to the outdoor sale or display of goods or commodities;
  - (vii) Condition (21) does not apply to an **outdoor patio**;
  - (viii) Condition (25) and Section 150.96 do not apply to a **vehicle washing establishment**, provided such use, excluding any **stacking aisle(s)**, is located within a **building or structure**;
  - (ix) Condition (28) does not apply to a **private school**;



- (x) Condition (55) does not apply to a **transportation use** on the **lot**;
  - (xi) Conditions (13) and (38) do not apply to **vehicle fuel stations** operated as electric vehicle charging stations; and
  - (xii) Despite any Regulation in Section 150.90, the outdoor display of up to three **vehicles** is permitted in connection with a **vehicle dealership**, provided such **vehicles** are not displayed in a required **parking space**.
- (I) Despite Regulation 40.10.20.100(10) and (F) above, one **building** for parking attendants is permitted on each of "Parcel A", "Parcel B" and "Parcel C" as shown on Diagram 1 of By-law 1261-2022(OLT), subject to the requirements of (A), (B) and (C) set out in Regulation 40.10.20.100(10);
- (J) For the purpose of this exception, an **outdoor patio** may include an outdoor patron area that is a non-residential use or **ancillary** to a non-residential use;
- (K) Despite any Regulations of By-law 569-2013 to the contrary, the **buildings, structures** and uses existing on the **lot** as of the date of the Order of the Ontario Land Tribunal approving By-law 1261-2022(OLT), are permitted on the **lot**, subject to permitted additions and alterations in accordance with the provisions of this Exception;
- (L) Despite Regulation 40.10.40.10(2) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagrams 4, 5 and 6 of By-law 1261-2022(OLT);
- (M) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagrams 4, 5 and 6 of By-law 1261-2022(OLT); and
- (i) for the purpose of this exception, a mezzanine and mechanical penthouse does not constitute a **storey**.
- (N) Despite Regulations 40.5.40.10(3) to (8) and Regulation (L) and (M) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 4, 5 and 6 of By-law 1261-2022(OLT):
- (i) Bollards by a maximum of 1.5 metres above the finished ground surface;
  - (ii) Planters and elements of a **green roof** to a maximum of 2.0 metres;
  - (iii) **Structures** and elements for safety, noise and wind protection or mitigation, **structures** and elements for solar energy or geo-energy purposes, railings, vents chimneys, stacks and flues to a maximum of 2.5 metres;
  - (iv) Bicycle parking facilities including weather protection to a maximum of 3.0 metres above the finished ground surface;
  - (v) Parapets, privacy screens, terrace dividers and window washing equipment to a maximum of 3.0 metres;
  - (vi) Terraces, patios, landscape features, trellises, **structures** for outdoor residential **amenity space** or open air recreation, art installations and water features to a maximum of 4.0 metres;
  - (vii) Stairs, stair enclosure, roof access vestibules and elevator overruns, including associated enclosures and parapets to a maximum of 5.0 metres;
  - (viii) **Driveway** entrance structure, **driveway** light standards and catenary style lighting, including associated supports to a maximum of 6.5 metres above the finished ground surface; and
  - (ix) Light fixtures, guards, guardrails, retaining walls, underground garage ramps and associated to a maximum of 2.0 metres.
- (O) The portion of a **building** labelled "MPH" on Diagrams 4, 5 and 6 of By-law 1261-2022(OLT) and located above the permitted maximum **building** heights of 105.5 metres and 109.0 metres on "Parcel A" and above the permitted maximum **building** height limit of 23.5 metres and 67.0 metres on "Parcel C", as such Parcels are shown on Diagram 1 of By-law 1261-2022(OLT), must only be used for equipment and **structures** for the functional operation of a **building** including the elements described in Regulation 40.5.40.10(4)(A), (B) and (C), indoor **amenity space**, elevator lobby and roof top access vestibule;
- (P) The height of the Existing Buildings shown on Diagram 1 of By-law 1261-2022(OLT) as existing as of the date of the Order of the Ontario Land Tribunal approving By-law 1261-2022(OLT), are permitted, subject to the permitted projections in (N) above and additions, including roof top mechanical equipment and related screens and enclosures, no greater than 7.0 metres above the height of the Existing Buildings;



- (Q) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on each of "Parcel A", "Parcel B" and "Parcel C" as shown on Diagram 1 of By-law 1261-2022(OLT) is as follows:
- (i) On "Parcel A":
    - (a) A maximum of 66,400.0 square metres of **gross floor area** is permitted, of which a maximum of 51,000.0 square metres of **gross floor area** is permitted for residential uses; and
    - (b) A maximum of 11,200.0 square metres of **gross floor area** is permitted for a **building** or **structure** used for the purpose of a **parking garage** located on that portion of the **lot** labeled as "Parking Garage" as shown on Diagrams 4 and 6 attached to By-law 1261-2022(OLT).
  - (ii) On "Parcel B", a maximum of 32,800 square metres of **gross floor area** is permitted for non-residential uses, of which 0.0 square metres of **gross floor area** is permitted for residential uses; and
  - (iii) On "Parcel C", a maximum of 40,000.0 square metres of **gross floor area** is permitted, of which a maximum of 31,000.0 square metres of **gross floor area** is permitted for residential uses.
- (R) In addition to the elements which reduce **gross floor area** listed in Clause 40.5.40.40, the following elements also reduce the **gross floor area** of a **building**:
- (i) areas occupied by or facilities providing access to a **transportation use** on "Parcel A" as shown on Diagram 1 of By-law 1261-2022(OLT), including interior walkways, corridors, hallways, stairs, stairwells, and escalators;
  - (ii) any **buildings** or **structures** operated in conjunction with any permitted outdoor sales or display or retail uses;
  - (iii) indoor **amenity space** and roof top vestibules;
  - (iv) interior walkways, corridors, **driveways**, **drive aisles** and vehicular access ramps; and
  - (v) the area of a **building** occupied by any non-structural architectural or ornamental features that are attached to and project from the **main wall** of a **building**.
- (S) Despite Regulations 40.10.40.50(1)(A) and (B), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) On "Parcel A" as shown on Diagram 1 of By-law 1261-2022(OLT) a minimum of 3.0 square metres of **amenity space** per **dwelling unit** must be provided on the **lot**, of which:
    - (a) A minimum of 1.5 square metres per **dwelling unit** must be provided as indoor **amenity space**; and
    - (b) A minimum of 40.0 square metres of outdoor **amenity space** must be provided in a location that adjoins or is directly accessible from the indoor **amenity space**.
  - (ii) On "Parcel C", as shown on Diagram 1 of By-law 1261-2022(OLT), a minimum of 3.0 square metres of **amenity space** per **dwelling unit** must be provided on the **lot**, of which:
    - (a) A minimum 1.5 square metres per **dwelling unit** must be provided as indoor **amenity space**; and
    - (b) A minimum of 40.0 square metres of outdoor **amenity space** must be provided in a location that adjoins or is directly accessible from the indoor **amenity space**.
- (T) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** above the finished ground surface are as shown in metres on Diagrams 4, 5, and 6 of By-law 1261-2022(OLT);
- (U) Despite Regulation 40.10.40.80(2), the required separation of **main walls** above the finished ground surface are as shown in metres on Diagrams 4, 5, and 6 of By-law 1261-2022(OLT);
- (V) Despite Clauses 40.5.40.60 and 40.10.40.60 and (T) and (U) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) cornices, sills, and eaves by a maximum of 1.0 metre;
  - (ii) balconies by a maximum of 3.0 metres;



- (iii) canopies, awnings and similar structures, including related structural supports by a maximum of 4.0 metres;
  - (iv) wheelchair ramps by a maximum of 2.0 metres;
  - (v) ornamental or architectural features by a maximum of 3.0 metres; and
  - (vi) pedestrian bridges or ramps linking portions of **buildings** and **structures** on "Parcel A" to portions of **buildings** and **structures** on "Parcel B" as shown on Diagram 1 attached to By-law 1261-2022(OLT).
- (W) Despite Clause 40.10.80.20, Section 200.5 and Section 200.15, **drive aisles**, accessible **parking spaces**, and **parking spaces** existing on the **lot** as of the date of the Order of the Ontario Land Tribunal approving By-law 1261-2022(OLT) are permitted and such **parking spaces** and accessible **parking spaces** may be used to determine compliance with the requirements of (DD) below and Article 200.15.10;
- (X) Despite Regulation 200.5.1.10(2)(A)(iv), (B)(iv) and (C)(iv), a maximum of 15 percent of the provided **parking spaces** on "Parcel A" or "Parcel C", as shown on Diagram 1 of By-law 1261-2022(OLT) may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (Y) Despite Regulation 200.5.1.10(2)(A), a maximum of 10 **parking spaces** on each of "Parcel A" and "Parcel C" shown on Diagram 1 of By-law 1261-2022(OLT), may have the following minimum dimensions:
- (i) length of 5.2 metres;
  - (ii) width of 2.4 metres; and
  - (iii) vertical clearance of 2.0 metres.
- (Z) Despite Regulation 200.5.1(3)(A), a one way **drive aisle** in the **parking garage** on "Parcel A" shown on Diagram 1 of By-law 1261-2022(OLT) may have a minimum width of 3.0 metres;
- (AA) Despite Regulation 200.5.1.10(12)(B), if an **apartment building**, **mixed use building** or a **building** with non-residential uses, has an area for parking two or more **vehicles**, the **vehicle** entrance and exit for a one-way **driveway** into and out of the **building** on "Parcel A" must have a minimum width of 3.0 metres;
- (BB) Despite Regulation 200.5.1.10(12)(C), if an **apartment building**, **mixed use building** or a **building** with non-residential uses, has an area for parking two or more **vehicles**, the **vehicle** entrance and exit to the **building** on Parcel C must be at least 2.8 metres from the **lot line** abutting a street;
- (CC) Despite Clauses 40.10.80.10 and 40.10.80.20, Section 200.5 and Section 200.15, **drive aisles**, accessible **parking spaces**, and **parking spaces** existing on the **lot** as of the date of the Order of the Ontario Land Tribunal approving By-law 1261-2022(OLT) are permitted and such **parking spaces** and accessible **parking spaces** may be used to determine compliance with the requirements of (DD) below and Regulation 200.15.10;
- (DD) Despite Regulations 200.5.1.10(1) and 200.5.10.1(1) and Table 200.5.10.1, and Regulations 200.5.200.40 (1) and (2) **parking spaces** for uses on "Parcel A", "Parcel B" and "Parcel C" as shown on Diagram 1 of By-law 1261-2022(OLT) must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.6 residential occupant **parking spaces** to a maximum of 1.0 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.7 residential occupant **parking spaces** to a maximum of 1.2 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.9 residential occupant **parking spaces** to a maximum of 1.3 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 1.0 residential occupant **parking spaces** to a maximum of 1.6 **parking spaces** for each three bedroom and greater **dwelling unit**;
  - (v) a minimum of 1.0 **parking spaces** for each 100 square metres of non-residential **gross floor area** of non-residential uses on "Parcel A" must be provided on the **lot**;
  - (vi) no residential visitor **parking spaces** are required;
  - (vii) a minimum of 1.0 **parking spaces** for each 20 square metres of "gross leasable area" for non-residential uses on "Parcel B" and "Parcel C" must be provided on the **lot**; and



- (a) For the purpose of this exception, "gross leasable area" means the **gross floor area** of a **building**, excluding the areas of a **building** used for the following: a) **dwelling units**, b) hallways, stairways, and internal common areas and walkways, c) washrooms, change and shower facilities, d) maintenance, mechanical, electrical, and utility rooms, e) vehicle parking, loading, and bicycle parking areas within a **building**, and f) interior and exterior walls of a **building**.
- (viii) Despite Regulations 40.5.80.1(1) and 200.5.1.10(10), non-residential **parking spaces** required by (v) and (vii) above may also be used by residential visitors on a non-exclusive basis.
- (EE) Despite Regulation (DD) above, no **parking spaces** are required for **retail stores** and **eating establishments** operated in an outdoor open air market.
- (FF) For the purpose of (DD)(vii), the "gross leasable area" of the Existing Buildings as shown on Diagram 1 of By-law 1261-2022(OLT) is deemed to be 32,608 square metres as of the date of the Order of the Ontario Land Tribunal approving By-law 1261-2022(OLT);
- (GG) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace parking spaces otherwise required for residential occupants, subject to the following:
  - (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share parking space" up to a maximum of 20 "car-share parking spaces";
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
- (HH) Despite Regulation 200.15.1(1) and (3), 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) be located adjacent to a 1.5 metre wide accessible barrier free aisle or path and such aisle or path may be shared by two accessible **parking spaces**.
- (II) Despite Regulation 200.15.1(4), an accessible **parking space** must be the **parking spaces** located;
  - (i) closest to a barrier-free passenger elevator on the same level that provides access to the **building**; or
  - (ii) within 40.0 metres as measured horizontally from the rear of the accessible **parking spaces** to a barrier-free passenger elevator on the same level providing access to the **building**.
- (JJ) Despite regulation 230.5.1.10(4)(A)(ii) and (B)(ii), the required minimum width of a **stacked bicycle parking space** is 0.35 metres;
- (KK) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** are not required for the Existing Buildings as shown on Diagram 1 of By-law 1261-2022(OLT);
- (LL) In addition to the places a "long-term" **bicycle parking space** may be located listed in Regulations 230.5.1.10(9)(B)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located in the following locations:
  - (i) On the first or second **storey** of a **building**; and
  - (ii) On all levels of a **building** below ground.
- (MM) Despite Clause 220.5.10.1, **loading spaces** for "Parcel A", "Parcel B" and "Parcel C" as shown on Diagram 1 of By-law 1261-2022(OLT) must be provided as follows:



- (i) On "Parcel A":
  - (a) A minimum of 1 Type "G" **loading space**; and
  - (b) A minimum of 2 Type "B" **loading spaces**.
- (ii) On "Parcel B":
  - (a) A minimum of 3 Type "A" **loading space**; and
  - (b) A minimum of 3 Type "B" **loading spaces**.
- (iii) On "Parcel C":
  - (a) A minimum of 1 Type "G" **loading space**; and
  - (b) A minimum of 2 Type "B" **loading spaces**.
- (NN) Despite Clauses 40.10.90.10, access **driveways**, **drive aisles**, and **loading spaces** existing on "Parcel B", as shown on Diagram 1 of By-law 1261-2022(OLT), as of the date of the Order of the Ontario Land Tribunal approving By-law 1261-2022(OLT) are permitted and are deemed to satisfy the requirements of Section 220.5 and Regulation (MM) above;
- (OO) Despite Regulation 220.5.1.10(5), **loading spaces** required for "Parcel B" and "Parcel C" as shown on Diagram 1 of By-law 1261-2022(OLT) may be shared between the uses on "Parcel B" and "Parcel C" and may be located on any or all of "Parcel B" or "Parcel C";
- (PP) 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**;
- (QQ) A minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms;
- (RR) **Retail store**, **eating establishments** and **take-out eating establishments** are permitted on the lot outdoors and are not subject to Regulation 5.10.40.70(4);
- (SS) Despite Regulation 40.5.75.1(1) **renewable energy** or **cogeneration energy** devices which project into a required **building setback** shown on Diagrams 4, 5 and 6 must be located below ground;
- (TT) Regulation 40.10.40.1(1) does not apply with respect to the location of commercial uses in a **mixed use building**;
- (UU) Regulation 40.10.40.1(2) with respect to the location of entrances and **first floor** elevations does not apply;
- (VV) Regulations 40.10.40.1(5) does not apply with respect to use and **building** orientation to a street;
- (WW) Regulation 40.10.40.10(5) does not apply with respect to the height of the first **storey** of a **building** or **structure**; on "Parcel A" located on that portion of the lot labeled as **Parking Garage** on Diagrams 4 and 6 attached to By-law 1261-2022(OLT), as well as Parcel "B" and Parcel "C" on Diagram 1 attached to By-law 1261-2022(OLT);
- (XX) Regulation 40.10.90.40(1)(B) does not apply with respect to access to **loading spaces**;
- (YY) Regulations 40.10.100.10(1)(B) and (C) do not apply with respect to vehicular access;
- (ZZ) Article 200.10.1, does not apply with respect to visitor **parking spaces**;
- (AAA) Article 200.15.10 does not apply with respect to accessible **parking spaces** on "Parcel B" as shown on Diagram 1 of By-law 1261-2022(OLT);
- (BBB) Regulation 230.40.1.20(2) does not apply with respect to the location of "short term" **bicycle parking spaces**;
- (CCC) For the purpose of this exception a bicycle is not a **vehicle**;

Prevailing By-laws and Prevailing Sections:

- (A) On 2901 Bayview Avenue and 630 Sheppard Avenue East, former City of North York By-law 610-2001(OMB);
- (B) If the requirements of Section 11 and Schedule A of By-law 1261-2022(OLT) are complied with, former City of North York By-law 610-2001(OMB) does not apply as a prevailing by-law. [ By-law: 1261-2022(OLT) ]

(822) Exception CR 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) On 6 Dawes Road, if the requirements of By-law 1176-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (CC) below.
- (B) For the purpose of this exception:
- (i) reference to the East Block and the West Block are as identified on Diagram 4 attached to By-law 1176-2022(OLT);
  - (ii) reference to Building A, Building B, Building C and Building D are the **buildings** within such Blocks as identified on Diagram 5 attached to By-law 1176-2022(OLT); and
  - (iii) "lot" is defined as the lands outlined by black lines collectively comprising the East Block, the West Block and Parkland Dedication, as identified on Diagram 4 attached to By-law 1176-2022(OLT).
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 130.65 metres on the lands shown as East Block and the elevation of the highest point of the **building** or **structure**, and the Canadian Geodetic Datum of 130.75 metres on the lands shown as the West Block and the elevation of the highest point of the **building** or **structure**.
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the letters "HT" as shown on Diagram 5 of By-law 1176-2022(OLT).
- (E) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** is the number following the letters "ST" as shown on Diagram 5 of By-law 1176-2022(OLT);
- (i) for the purpose of this exception, a "mezzanine" does not constitute a **storey**;
  - (ii) for the purpose of this exception, a "mezzanine" means a partial level of a **building** that cannot be accessed by a corridor of the **building**, where the total **interior floor area** is 50 percent of the floor below and is only accessible internal to a **dwelling unit**;
  - (iii) one mezzanine may be located in the "tower" portions within each of Building A, B, and C; and one mezzanine may be located within a portion of the **building** where the **building** does not exceed a height of 40.5 metres, as shown in Diagram 5 of By-law 1176-2022(OLT); and
  - (iv) for the purpose of this exception, "tower" means the portions of a **building** which collectively enclose the entirety of a **storey** higher than a height of 40.5 metres above the Canadian Geodetic Datum elevations for the West Block identified in (C) above.
- (F) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum heights shown on Diagram 5 of By-law 1176-2022(OLT):
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, elevator machine rooms, chimneys, **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** inclusive of a mechanical penthouse, architectural features, parapets, and elements and **structures** associated with a **green roof**, **building** maintenance units and window washing equipment, by a maximum of 7.5 metres;
  - (ii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5 metres; and
  - (iii) for Building A located on the **lot**, any elements listed in (F)(i) above must be set back a minimum of 5 metres from the west **main wall** of the floor below.
- (G) Despite Regulation 40.10.20.40(1)(B), **dwelling units** are permitted in a **mixed use building**.
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 103,300 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 102,591 square metres.
- (I) The permitted minimum **gross floor area** for non-residential uses is 135 square metres; and in addition to the areas of a **building** excluded from **gross floor area** identified in Regulation 40.5.40.40(3), **parking spaces**, **loading spaces** and mechanical rooms located above-ground are also excluded from the calculation for **gross floor area**.



- (J) Despite Regulation 150.48.20.1(2)(A), a **day nursery** may be located on the first two **storeys** of a **building**.
- (K) A minimum of 20 percent of **dwelling units** must contain two bedrooms and a minimum of 10 percent of **dwelling units** must contain three bedrooms.
- (L) Despite Regulation 40.10.40.50(1), a building with 20 or more dwelling units must provide amenity space on the "lot" in accordance with the following:
  - (i) at least a combined 4.0 square metres for each **dwelling unit** as indoor and outdoor **amenity space**;
  - (ii) a minimum of at least 40 square metres of outdoor **amenity space** must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**.
- (M) For the purpose of this exception, **amenity space** may also include a maximum of four guest suites.
- (N) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are shown in metres on Diagram 5 of By-law 1176-2022(OLT).
- (O) Despite Regulation 40.10.40.80(2), the required separation of main walls are shown in metres on Diagram 5 of By-law 1176-2022(OLT).
- (P) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (N) and (O) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.5 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) architectural features, such as a pilaster, decorative column, sill, belt course, or chimney breast, window projections, including bay windows and box windows, a dormer, by a maximum of 0.6 metres;
  - (iv) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.9 metres; and
  - (v) despite (P)(i) above, no balconies on the west **main wall** of Building A are permitted to encroach into a required **building setback**.
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.18 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.03 residential visitor **parking spaces** for each **dwelling unit**, which may be provided as **public parking**;
  - (iii) a minimum of 1.0 **parking spaces** for each 100 square metres of non-residential **gross floor area**;
  - (iv) the **parking spaces** on the East Block may be in an "automated parking system"; and
  - (v) for the purpose of this exception, "automated parking system" for the purpose of this this By-law means a mechanical system for the purpose of parking and retrieving cars without drivers in the **vehicle** during parking and without the use of ramping or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of cars on parking pallets.
- (R) **Parking Spaces** in an "automated parking system" shall have the following minimum dimensions:
  - (i) minimum length of 5.85 metres;
  - (ii) minimum width of 2.27 metres; and
  - (iii) minimum vertical clearance of 2 metres.
- (S) Despite regulation 200.15.10 (1) (c), **parking spaces** in an "automated parking system" shall be considered accessible **parking spaces**.
- (T) Despite 200.5.10.1(5), residential visitor and non-residential **parking spaces** may be shared and provided on a non-exclusive basis.
- (U) Despite Regulation 200.5.10.1(1), Table 200.5.10.1 and (T) above, "car-share parking space" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) A minimum of 9 residential occupant **parking spaces** must be provided and maintained on site;



- (ii) A maximum reduction of 4 resident **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped;
  - (iii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iv) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
- (V) Regulation 200.5.1.10(12)(C), regarding **vehicle** access to a **building**, does not apply.
- (W) Despite Regulations 200.15.1(1) to (4), accessible **parking spaces** must be provided and maintained 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 and Diagram 2 of By-law 579-2017;
  - (iii) accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
    - (a) entrance to a **building**;
    - (b) passenger elevator that provides access to the first **storey** of the **building**; and
    - (c) the shortest route from the required entrances in (a) and (b).
- (X) Despite Regulation 200.5.1.10(2), a maximum of 10 **parking spaces** may be provided towards the minimum residential occupant and residential visitors parking requirements with the following minimum dimensions:
- (i) 4.5 metres in length;
  - (ii) 2.6 metres in width; and
  - (iii) 2.0 metres in vertical clearance.
- (Y) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 **parking spaces** may have a minimum width of 2.6 metres when obstructed on one side as described in Regulation 200.5.1.10(2)(D).
- (Z) Despite regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** may be provided as **stacked bicycle parking spaces**.
- (AA) Despite Regulation 230.5.1.10(4), **stacked bicycle parking spaces** must be in accordance with the following:
- (i) the required minimum length of a **stacked bicycle parking space** is 1.84 metres;
  - (ii) a **stacked bicycle parking space** must be accessible from an aisle with a minimum width of 1.5 metres;
  - (iii) may overlap with an adjacent **stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.155 metres per side; and
  - (iv) despite (iii) above, if the lower tier of **stacked bicycle parking spaces** are movable, they may overlap an adjacent **stacked bicycle parking space** on the lower tier on one or both sides to a maximum of 0.326 metres per side.
- (BB) Regulation 230.40.1.20(2), regarding the required location of "short-term" **bicycle parking spaces**, does not apply.
- (CC) A "Publicly Owned Privately Accessible Open Space" or POPS with a minimum size of 503.0 square metres must be provided within the shaded area as shown on Diagram 5 of By-law 1176-2022(OLT).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1176-2022(OLT) ]

(823) Exception CR 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) On 2851 Yonge Street, if the requirements of By-law 1264-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) through (O) below;
- (B) The permitted maximum number of **dwelling units** is 29;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 164.1 metres and elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** is the numerical value in metres following the "HT" symbol, as shown on Diagram 3 of By-law 1264-2022(OLT);
- (E) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.8 metres;
- (F) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST", as shown on Diagram 3 of By-law 1264-2022(OLT);
  - (i) for the purpose of this exception, a mechanical penthouses, stair enclosure, and elevator overruns do not constitute a **storey**;
- (G) Despite Regulations 40.5.40.10(3) to (8), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1264-2022(OLT):
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6 metres; and,
  - (iii) railings, roof build-up, parapets and guardrails by a maximum of 2 metres;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 3,510 square metres, of which:
  - (i) the maximum permitted **gross floor area** for non-residential uses is 50 square metres;
- (I) Regulation 40.10.40.1(1) shall not apply;
- (J) Despite (I) above, no residential dwellings on the ground floor may be permitted within 5 metres of the **front lot line**;
- (K) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1264-2022(OLT);
- (L) Despite Regulation 40.10.40.60(1)(A), and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) railing, decks, porches, and balconies no higher than the floor level of the first **storey** of the building, by a maximum of 4.5 metres, on the east side of the building;
  - (ii) railings, decks, porches, and balconies at the third and fourth **storeys** of the **building**, by a maximum of 1.5 metres, on the east side of the **building**;
  - (iii) planters at the third and fourth **storeys** of the **building**, by a maximum of 1 metres, on the east side of the **building**;
  - (iv) railings and planters at the fifth and sixth **storey** of the **building**, by a maximum of 3.15 metres, on the east side of the **building**;
  - (v) railings and planters at the seventh **storey** of the **building**, by a maximum of 3.6 metres, on the east side of the **building**;
  - (vi) railings and planters at the seventh **storey** of the **building**, by a maximum of 3.6 metres, on the east side of the **building**;
  - (vii) railings and planters at the mechanical penthouse of the **building**, by a maximum of 3.1 metres, on the east side of the **building**;



- (viii) railings at the mechanical penthouse of the **building**, by a maximum of 5.5 metres, on the north of the **building**;
- (ix) railings at the mechanical penthouse of the **building**, by a maximum of 2.5 metres, on the west side of the **building**;
- (x) railings at the mechanical penthouse of the **building**, by a maximum of 5.7 metres, on the south side of the **building**;
- (M) Despite Regulation 40.10.50.10(3), no **soft landscaping** strip is required along the rear property line where it abuts a **lot** in the Residential Zone category;
- (N) Regulation 40.10.40.60(9) shall not apply;
- (O) Despite Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** will be provided as follows:
  - (i) a minimum of 0.50 **parking spaces** are required for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.50 **parking spaces** are required for each 1-bedroom **dwelling unit**;
  - (iii) a minimum of 0.75 **parking spaces** are required for each 2-bedroom **dwelling unit**;
  - (iv) a minimum of 0.75 **parking spaces** are required for each 3-bedroom **dwelling unit**;
  - (v) a minimum of 0.06 visitor **parking spaces** are required for each **dwelling unit**; and
  - (vi) no commercial **parking spaces** are required.
- (P) All **parking spaces** for residential **dwelling units** may be **stacked parking spaces**;
- (Q) Despite Regulation 220.5.10.1(2), 1 Type "C" **loading space** is required on the site for residential and commercial uses combined;
- (R) Despite Regulation 220.5.1.10(8)(C)(ii), a Type "C" **loading space** must have a minimum width of 3.0 metres.

Prevailing By-laws and Prevailing Sections: [ By-law: 1264-2022(OLT) ]

(824) Exception CR 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) On 17 St. Andrew Street, if the requirements of by-law 447-2023 are complied with, none of the provisions of By-law 569-2013 shall apply to prevent the erection or use of a **mixed use building** in compliance with (B) through (P) below;
- (B) Despite Regulation 40.5.40.10 (1) and (2), the height of the **building** is the distance between a Canadian Geodetic Datum elevation of 99.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the "HT" symbol as shown on Diagram 3 of by-law 447-2023;
- (D) Despite Regulation 40.5.40.10(3) to (8), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 447-2023:
  - (i) fences, guard rails, railings and dividers, balustrades, screens, roof drainage, chimneys, vents, lightning rods, light fixtures, architectural features, and elements of a **green roof**, to a maximum of 1 metres;
  - (ii) parapets, to a maximum of 2 metres;
  - (iii) window washing equipment, trellises, pergolas and wind screens, to a maximum height of 3 metres; and
  - (iv) elevator overruns, elevator vestibules, stair enclosures, mechanical equipment and any associated enclosure **structures** to a maximum height of 5 metres;
- (E) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 3;
- (F) Despite (E) above, the mechanical equipment and any associated enclosure **structures**, stair enclosures, elevator overruns and elevator vestibules shall be setback a minimum of 7.6 metres from the **front lot line**;
- (G) Despite Regulations 40.10.40.60(1) to (9), 40.10.40.70 (4), and (E) above, the following elements may encroach into the required minimum **building setbacks** as follows:



- (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, architectural features, pillars, trellises, eaves, window sills, balconies, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, **landscaping**, screens, awnings and canopies to a maximum of 1.5 metres;
- (ii) patios to a maximum of 2 metres;
- (iii) canopies to a maximum of 3 metres;
- (iv) pet amenity and relief elements to a maximum of 3.5 metres;
- (v) floor drainage and associated **structures** or elements and site servicing features, to a maximum of 5 metres; and vi. decks and terraces, to a maximum of 7.5 metres;
- (vi) decks and terraces, to a maximum of 7.5 metres;
- (H) Despite Regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 3,530 square metres, comprised as follows:
  - (i) residential uses must not exceed 3,200 square metres; and
  - (ii) non-residential uses must not exceed 330 square metres;
- (I) The permitted maximum number of **dwelling units** is 72;
- (J) Of the total number of **dwelling units** to be provided:
  - (i) a minimum of 13 **dwelling units** will 2 or more-bedroom units;
  - (ii) in addition to (J)(i) above, a minimum of 8 units of the total number of **dwelling units** will be any combination of studios and one-bedroom **dwelling units**, that can be converted into any combination of larger two or three-bedroom **dwelling units**; and
  - (iii) convertible **dwelling units**, as described in J(ii) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (K) A minimum of three (3) non-residential units must be provided at the ground level, which are subject to the following requirements:
  - (i) entrances must be directly accessible from St. Andrew Street; and
  - (ii) units must not exceed a maximum width of 9.5 metres;
- (L) Despite Regulation 40.10.40.1(1), residential uses may be located below non-residential use portions.
- (M) Despite Regulation 200.5.10.1, Table 200.5.10.1 and 200.15.10(1) a minimum of 0 **parking spaces** may be provided and maintained on the **lot**;
- (N) Despite Regulation 220.5.10.1 (1), (2) and (3), 1 **loading space** Type "G" shall be provided and maintained on the **lot** and may be shared between the residential and non-residential uses;
- (O) Despite Regulation 230.5.10.1(5) (A), **bicycle parking spaces** shall be provided and maintained on the **lot** for the residents of, and visitors to, the **building** in accordance with the following:
  - (i) a minimum of 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (P) Despite Regulations 230.5.1.10(9)(A), (10) and 230.40.1.20(1), "long-term" **bicycle parking spaces** may be provided in any combination of vertical, horizontal or stacked positions, may be located within a secured room or in an area on the ground floor or below grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 447-2023 ]

(825) Exception CR 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 3353-3359 Lakeshore Boulevard West, if the requirements of By-law 141-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 88.80 metres and the elevation of the highest point of the **building** or **structure**;



- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law 141-2023;
- (D) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, excluding any ceiling mechanical equipment, is 4.3 metres;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 141-2023:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, elevator overrun, chimneys, vents, enclosed washrooms and interior access to outdoor amenity terraces, by a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.0 metres;
  - (iii) architectural features, parapets, elements and **structures** associated with a **green roof**, planters, **landscaping** features, outdoor seating, fire pits, guards and guardrails, and railings, by a maximum of 2.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
  - (v) trellises, pergolas, unenclosed **structures** providing safety or wind protection to rooftop amenity space, divider screens, wind and privacy screens, and fences by a maximum of 4.0 metres; and
  - (vi) solar panels, by a maximum of 0.5 metres;
- (F) Despite Regulation 40.10.40.1(1), residential use portions of the **building**, except for **dwelling units**, are permitted to be located on the same **storey** as nonresidential use portions of the **building**;
- (G) Regulation 40.10.40.1(6) with regard to the location of entrances does not apply;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 5,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 4,700 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 300 square metres;
- (I) In addition to the elements which reduce **gross floor area** listed in Regulation 40.5.40.40(3), the following elements also reduce the **gross floor area** of a **building**:
- (i) elevator machine rooms above and below-ground;
- (J) **Dwelling units** must be provided as follows:
- (i) A minimum of 10 percent of **dwelling units** must be three bedroom **dwelling units**; and
  - (ii) A minimum of 15 percent of **dwelling units** must be two bedroom **dwelling units**;
- (K) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 141-2023;
- (L) No **building** or **structure** on the **lot** may penetrate a 45 degree angular plane projected 7.5 metres from the entire **rear lot line**, starting at a height of 10.5 metres above the average elevation of the ground along the **rear lot line**; except for:
- (i) equipment and the associated **structures** that enclose, screen, or cover the equipment used for the functional operation of the **building** including solar panels, elevator shafts, elevator overrun, guards and guardrails on the roof terrace, parapets on the roof terrace, divider screens, wind and privacy screens, and the fourth **storey** terrace;
- (M) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law 141-2023;
- (N) Despite Regulation 40.10.40.60 and (K), (L), and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies, awnings, trellises, window washing equipment and exterior signage, by a maximum of 2.5 metres;
  - (ii) balconies, balcony platforms, guards and guardrails, railings, terraces, privacy and wind screens and fences, by a maximum of 1.5 metres;



- (iii) architectural and ornamental features, cladding added to the exterior surface of the **main wall** of a **building**, window projections, including bay windows and box windows, light fixtures, antennae and eaves, by a maximum of 1.0 metres;
  - (iv) guards and guardrails, railings, parapets, terraces, divider screens, wind and privacy screens, landscape planters, and terrace platforms, to a maximum extent of the **main wall** of the **storey** below; and
  - (v) exterior stairs, access ramps and elevating devices, elevator overrun equipment used for the functional operation of the **building**, such as electrical, utility, ventilation, maintenance, safety and **green** roof purposes and outdoor seating;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.47 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.15 residential visitor **parking spaces** for each **dwelling unit**;
  - (iii) no **parking spaces** are required for non-residential uses of the **building**; and
  - (iv) **parking spaces** required by (ii) above can be used for non-residential uses of the **building**;
- (P) For the purposes of this exception, equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged, and:
- (i) Being within 0.25 metre of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which vehicle access is provided, measured at right angles; or
  - (ii) Being at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground.
- (Q) 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;
- (R) For the purposes of this exception, the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (S) Despite Regulation 200.15.10(1) and (2), a minimum of 2 of the required **parking spaces** on the **lot** are required to be accessible **parking spaces**;
- (T) Despite Regulation 230.5.1.10(7), shower and change facilities are not required; and
- (U) Despite Regulation and 230.40.1.20(1), "long-term" **bicycle parking spaces** may be located in a secured room for dedicated bicycle storage, enclosure or bicycle locker.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 141-2023 ]

(826) Exception CR 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 25 Mabelle Avenue, as shown on Diagram 1 of By-law 80-2023(OLT), if the requirements of By-law 80-2023(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (Z) below;
- (B) For the purpose of this exception, the **lot** is as shown on Diagram 1 attached to By-law 80-2023(OLT);
- (C) The **buildings**, **structures** and uses existing on June 1, 2022 on "Parcel A" as shown on Diagram 6 of By-law 80-2023(OLT) are deemed to comply with By-law 569-2013 except that the existing **apartment building** must comply with (Q), (R) and (V) below;
- (D) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 123.75 metres and elevation of the highest point of the **building** or **structure**;



- (E) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 7 of By-law 80-2023(OLT);
- (F) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building** specified on Diagram 7 of By-law 80-2023(OLT):
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents may project above the height limits to a maximum of 5.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 5.0 metres;
  - (iii) architectural features, parapets, and elements and structures associated with a **green roof** may project above the height limits to a maximum of 2.1 metres;
  - (iv) **building** maintenance units and window washing equipment may project above the height limits to a maximum of 5.0 metres;
  - (v) planters, **landscaping** features, retaining walls, guard rails, underground garage and its associated structures and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 2.1 metres;
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety for wind protection to rooftop **amenity space** may project above the height limits to a maximum of 5.0 metres; and
  - (vii) rail safety crash walls.
- (G) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.9 metres;
- (H) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 40,000 square metres of which:
- (i) the permitted maximum **gross floor area** for residential uses is 39,900 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses is 79 square metres;
- (I) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), a maximum of 590 **dwelling units** are permitted, of which:
- (i) A minimum of 30 percent of the **dwelling units** must be two-bedroom units; and
  - (ii) A minimum of 10 percent of the **dwelling units** must be three-bedroom units;
- (J) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), for the purpose of this exception, "tower floorplate area" means the gross horizontal floor area of a single floor measured from the exterior walls of a **building** or **structure** above the fifth **storey**;
- (K) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), the permitted maximum "tower floorplate area" for the portion of a **building** located between the sixth and nineteenth **storey** is 825 square metres;
- (L) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), the permitted maximum "tower floorplate area" for the portion of a **building** located on the twentieth or greater **storey** is 780 square metres;
- (M) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) A minimum of 1.5 square metres of indoor **amenity space** per **dwelling unit**; and
  - (ii) A minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit** of which 40 square metres of the outdoor **amenity space** must be in a location adjoining or directly connected to the required indoor **amenity space**;
- (N) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law 80-2023(OLT);



- (O) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 7 of By-law 80-2023(OLT);
- (P) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Clause 40.10.40.60 and (N) and (O) above, the following elements may encroach into the required minimum **building setbacks** and separation distances specified on Diagram 7 of By-law 80-2023(OLT) as follows:
- (i) porches and balconies to a maximum extent of 2.0 metres;
  - (ii) canopies and awnings, to a maximum extent of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, to a maximum extent of 1.7 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 0.5 metre;
  - (v) window projections, including bay windows and box windows, to a maximum extent of 1.5 metres;
  - (vi) air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 2.0 metres;
  - (vii) outdoor residential **amenity space** roof deck, fences, skylights, railings, terrace guards and dividers, light fixtures, trellises, landscape elements, elements of a **green roof**, wind mitigation features, privacy screens, planters, balustrades, open air recreation, safety and wind protection features, window washing equipment, enclosed heating, ventilation or cooling equipment such as chimneys, stacks, flues and air intakes to a maximum extent of 2.0 metres; and
  - (ix) rail safety crash walls.
- (Q) For the area identified as "Parcel A" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.6 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.1 residential visitor **parking spaces** for each **dwelling unit**;
- (R) For the area identified as "Parcel A" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 200.5.10.1(1) and
- (Q) above, "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided up to a maximum of 7 cumulative "car-share parking spaces" on either or both of "Parcel A" and "Parcel B";
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share **parking space**" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (S) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.6 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.1 residential visitor **parking spaces** for each **dwelling unit**; and
  - (iii) no **parking spaces** are required for non-residential uses.
- (T) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 200.5.10.1(1) and (S) above, "car-share **parking spaces**" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share **parking space**" provided up to a maximum of 7 cumulative "car-share **parking spaces**" on either or both of "Parcel A" and "Parcel B";



- (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share **parking space**" means a **parking space** exclusively reserved and signed for a **vehicle** use only for "car-share" purposes;
- (U) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 200.5.1.10(2), a maximum of 10 percent of **parking spaces** may have the following minimum dimensions, with or without obstructions:
  - (i) Length of 5.0 metres;
  - (ii) Width of 2.6 metres; and
  - (iii) Vertical clearance of 1.8 metres.
- (V) For the area identified as "Parcel A" on Diagram 6 of By-law 80-2023(OLT), despite Clause 220.5.10.1, one Type "B" **loading space** is required be provided.
- (W) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), bicycle **parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.07 "short-term **bicycle parking spaces** for each **dwelling unit**;
- (X) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Regulation 230.5.1.10 (4) and (5);
  - (i) The minimum dimensions of a **bicycle parking space** if placed in a vertical position on a mechanical device are:
    - (a) Minimum length or vertical clearance of 1.9 metres;
    - (b) Minimum width of 0.45 metre;
    - (c) Minimum horizontal clearance from the wall of 1.2 metres;
  - (ii) The minimum dimensions of a **stacked bicycle parking space** are:
    - (a) Minimum vertical clearance of 2.4 metres;
    - (b) Minimum width of 0.24 metre;
    - (c) Minimum horizontal clearance of 1.8 metres;
- (Y) For the area identified as "Parcel B" as shown on Diagram 6 of By-law 80-2023(OLT), despite Regulations 230.5.1.10(9) and 230.40.1.20(1) "long-term" **bicycle parking spaces** may be located on any level of the building below-ground;
- (Z) For the area identified as "Parcel B" on Diagram 6 of By-law 80-2023(OLT), despite Clause 220.5.10.1, **loading spaces** must be provided in accordance with the following minimum rates:
  - (i) 1 Type "C" **loading space**; and
  - (ii) 1 Type "G" **loading space**.

Prevailing By-laws and Prevailing Sections:

- (A) Etobicoke Zoning Code for the **apartment building** existing on June 1, 2022 on "Parcel A" as shown on Diagram 6 of By-law 80-2023(OLT), with the exception of required **parking spaces** and **loading spaces**. [ By-law: 80-2023(OLT) Enacted ]

(827) Exception CR 827

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 198 Browns Line, former City of Etobicoke by-laws 1991-26 and 1991-39.



(828) Exception CR 828

The lands, or portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Regulation 40.10.40.40(1)(B), the permitted maximum **gross floor area** for non-residential uses is 11,000.00 square metres;
- (B) Despite Regulation 40.5.40.10(1) and (2) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 116.13 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10.(1) the permitted maximum height of a **building** or **structure** on the lands is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 300-2023;
- (D) Despite clause 40.5.40.10(3), (4), and (8), the following **building** elements and **structures** are permitted to project above the permitted maximum height as shown on Diagram 3 of By-law 300-2023:
  - (i) lightning rods, window washing equipment, stair enclosures, elevator overruns, parapets, architectural features by not more than 5.0 metres; and
  - (ii) trellises, pergolas, railings, cornices, lightning fixtures, ornamental elements, planters, guard rails, fences, screens, furniture, and elements or **structures** providing safety or wind protection to rooftop space, may project above the height limits to a maximum of 5.0 metres on any portion of the mechanical penthouse roof;
  - (iii) mechanical penthouse containing equipment and **structures** used for the functional operation of the **building** may project above the height limits to a maximum of 6.0 metres;
- (E) Regulation 40.5.40.10(5) shall not apply;
- (F) Despite regulations 40.5.40.70(1), 40.10.40.70(1) and 600.10.10(1), the minimum required **building setbacks** are identified in metres on Diagram 3 of By-law 300-2023;
- (G) Despite regulations 40.5.40.60(1) and 40.10.40.60(1) to (8) and (E) above, the following **building** elements and **structures** may encroach into the required minimum **building setbacks** as follows:
  - (i) canopies, site servicing features, lighting fixtures, awnings, ornamental elements, architectural features, windowsills, planters, guardrails, railings, wheel chair ramps, vents, screens, and landscape features may encroach up to a maximum of 2 metres;
  - (ii) structural columns may encroach into the minimum required setbacks;
- (H) Despite Regulation 40.10.40.50(2), a minimum of 0 square metres of **amenity space** will be provided;
- (I) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, the required minimum number of **parking spaces** for a **hotel** is 0;
- (J) Despite Regulation 220.5.10.1(6), the required number of **loading spaces** for a **hotel** is 0.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 300-2023 ]

(829) Exception CR 829

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 828-2006.

(830) Exception CR 830

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 4335 Bloor St. W., former City of Etobicoke by-law 14496.



(831) Exception CR 831

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 11448, 11728 and 13880.

(832) Exception CR 832

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the lot, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the lot is used for landscaping.

Prevailing By-laws and Prevailing Sections:

- (A) On 291 and 295 The West Mall, former City of Etobicoke by-laws 9138, 10955, 11449 and 11729. [ By-law: 1054-2013 ]

(833) Exception CR 833

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 290 310 North Queen St. (west side) and 1790-1900 The Queensway (north side), former City of Etobicoke by-laws 83-20, 83-44, 1978-83 and 1981-158.

(834) Exception CR 834

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1750 The Queensway and 320 North Queen St., former City of Etobicoke by-laws 83-20, 83-44, 1981-158, 1986-121 and 1986-234.

(835) Exception CR 835

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 467-2002.

(836) Exception CR 836

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 603 Evans Rd. and part of 805-863 Browns Line, former City of Etobicoke by-law 1290.



(837) Exception CR 837

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 872-1999.

(838) Exception CR 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 5251 Dundas Street West, if the requirements of By-law 410-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 129.0 metres and elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.30.40, no maximum **lot coverage** applies;
- (D) Despite Regulation 40.10.40.1(1), lobby and **amenity space** associated with residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (E) The provision of **dwelling units** must comply with the following:
  - (i) the maximum number of **dwelling units** permitted is 595;
  - (ii) a minimum of 15 percent of the total number of **dwelling units** on the **lot** must contain a minimum of two bedrooms;
  - (iii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms;
  - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (E)(iii) above are not included in the provision required by (E)(ii) above; and
  - (v) for the purpose of this exception, guest suites do not constitute **dwelling units**;
- (F) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the "HT" as shown on Diagram 6 of By-law 410-2023;
- (G) Despite Regulations 40.5.40.10(3) to (8) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 of By-law 410-2023:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment by a maximum of 6.5 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (G)(i) above, inclusive of a mechanical penthouse, by a maximum of 6.5 metres;
  - (iii) enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, flues and vents by a maximum of 3.0 metres;
  - (iv) architectural features, parapets, and ornamental elements and **structures** associated with a **green roof** by a maximum of 3.0 metres;
  - (v) **building** maintenance and window washing equipment by a maximum of 5.0 metres;
  - (vi) planters, **landscaping** features, guard rails, divider screens on a balcony and/or terrace, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** by a maximum of 3.0 metres;
  - (vii) elements listed in subsections (G)(iii) and (iv) above may project above the permitted height limit for the mechanical penthouse as set out in subsections (G)(i) and (ii) by a maximum of 3.0 metres; and
  - (viii) elements listed in subsection (G)(v) may project above the permitted height limit for the mechanical penthouse as set out in subsections (G)(i) and (ii) by a maximum of 5.0 metres;



- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 35,550 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 35,250 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 170 square metres;
- (I) In addition to the elements which reduce **gross floor area** listed in Regulation 40.5.40.40(3), the following elements also reduce the **gross floor area** of a **building**:
- (i) all open to below areas;
  - (ii) hallways and elevator vestibules below ground; and
  - (iii) rooms containing **bicycle parking spaces**;
- (J) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at a rate of 4.0 square metres for each **dwelling unit**, of which:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**; and
  - (iv) indoor **amenity space** may include guest suites that do not exceed an aggregate **interior floor area** of 100 square metres;
- (K) Despite Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law 410-2023;
- (L) In addition to Regulation 40.10.40.70(1) and (K) above, the mechanical penthouse must be setback a minimum of 1.1 metres from all **main walls** of the tower;
- (M) Despite Clause 40.10.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
- (i) balconies, by a maximum of 1.6 metres;
  - (ii) canopies, by a maximum of 4.0 metres;
  - (iii) awnings, cornices, lighting fixtures, ornamental elements, trellises, eaves, window sills, architectural features, planters, guardrails, balustrades, railings, stairs, stair enclosures, vents, fences and landscape features by a maximum of 2.0 metres;
  - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
  - (v) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metre;
  - (vi) window projections, by a maximum of 0.5 metre; and
  - (vii) air conditioners, satellite dishes, antennae, vents, and pipes by a maximum of 1.0 metre;
- (N) Despite (M)(i) above, within the area denoted as 'balcony zone' on Diagram 6 of By-law 410-2023 the total horizontal extent of balconies at each **storey** must not exceed 40 percent of the width of the **main wall** they are located on;
- (O) A continuous weather protection with a minimum depth of three metres along Dundas Street West and Aukland Road shall be provided and maintained on the lot;
- (P) The permitted maximum "tower floor plate" for each **storey** of a **building** located above the fourth **storey** is 782 square metres, and
- (i) For the purposes of this exception, "tower floor plate" means the total built area of each **storey** as measured from the exterior of the **main wall** on each **storey**, excluding balconies;
- (Q) A "Publicly Owned Privately Accessible Open Space" or "POPS" with a minimum area of 20 square metres must be provided within the shaded area as shown on Diagram 6 of By-law 410-2023; and
- (i) For the purpose of this exception, "Publicly Owned Privately Accessible Open Space" or "POPS" means a space on the **lot** situated at ground level within the hatched area shown on Diagram 6 of By-law 410-2023 that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas,



and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses;

- (R) Despite Regulations 200.5.1.10(2)(A)(i) and 200.5.1.10(2)(A)(iv), maximum 15 percent of the provided **parking spaces** may be either:
- (i) small car **parking spaces** with a minimum width of 2.6 metres, length of 5.2 metres and vertical clearance of 2.0 metres; and
  - (ii) be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (S) Despite Regulation 200.5.1.10(12)(C), if a **mixed use building** has an area for parking two or more **vehicles**, the **vehicle** entrance and exit to the **building** must be at least 1.0 metres from the **lot line** abutting a **street**;
- (T) 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;
  - (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 on one side of the accessible **parking space**;
- (U) Despite Regulation 200.15.10.5, a minimum of five of the provided **parking spaces** on the **lot** are required to be accessible **parking spaces**;
- (V) Despite Regulation 200.15.1(4), three of the required accessible **parking spaces** in (T) above are required to be closest to a barrier-free passenger elevator that provides access to the first **storey** of the **building** or the shortest route from the required entrance to an elevator;
- (W) Despite 230.5.1.10(9)(B)(i)(ii) and (iii) **bicycle parking space** for **dwelling units** may be located in the first, second, and third **storeys** of the **building** and on all levels below-ground;
- (X) Despite 220.5.10.1(2), a **building** with more than 400 **dwelling units** and less than 595 **dwelling units** must provide 1 Type 'G' **loading space**;
- (Y) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 410-2023 ]

(839) Exception CR 839

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 725 Browns Line, former City of Etobicoke by-law 1993-133.

(840) Exception CR 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) On 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue, if the requirements of By-law 446-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is the distance between a Canadian Geodetic Datum elevation of 179.35 metres and the elevation of the highest point of the **building**;
- (C) Despite Regulation 40.10.40.10(2), the maximum height of any **building** or **structure** erected on the lands is the number in metres following the letters "HT", as shown on Diagram 5 of By-law 446-2023;



- (D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the letters "ST" as shown on Diagram 5 of By-law 446-2023;
- (E) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, excluding any ceiling mechanical equipment and structural elements, is 4.3 metres;
- (F) Despite Regulation 40.10.40.70 (2), the required minimum **building setbacks** are shown in metres on Diagram 5 of By-law 446-2026;
- (G) Despite Clause 40.10.40.60 and (F) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.2 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.2 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (v) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
  - (vi) eaves, by a maximum of 1.0 metres; and
  - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres;
- (H) Despite Regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 28,370 square metres;
- (I) A minimum **gross floor area** of 1,500 square metres is required at-grade for nonresidential uses permitted by Regulation 40.10.20.10(1)(A) and Regulation 40.10.20.20(1)(A);
- (J) The maximum area of the tower floor plate, as measured from the exterior of the **main wall** on each storey, is 750 square metres;
  - (i) For the purpose of this exception, tower floor plate means the area of a floor of a building measured from the exterior of the **main walls**, but excluding inset and projecting balconies;
- (K) Despite Regulation 40.10.50.10(3), a minimum 1.5-metre-wide strip of land for **soft landscaping** along any part of a **lot line** abutting a **lot** in the Residential Zone category must be provided with the exception of areas containing short-term bicycle parking, walkways, and the transformer and air vent on the west side;
- (L) In addition to Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of two (2) "car-share" **parking spaces** on the **lot** are required for residential parking use. "Car-share parking spaces" are **parking spaces** as defined by (i) to (ii) below:
  - (i) For the purpose of this exception, "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) For the purpose of this exception, a "car-share parking space" means a **parking space** exclusively reserved and actively used for "car-share" purposes, including by non-residents;
- (M) 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;
- (N) Despite Clause 40.10.80.10, a maximum of 8 at-grade **parking spaces** are permitted and may be located in the Pharmacy Avenue **street yard**;
- (O) Despite Regulations 220.5.10.1(2), (3) and 220.5.1.10(8), a minimum of one Type "C" and one Type "G" **loading space** must be provided on the **lot** and will be shared between residential and commercial uses;



- (i) A Type "C" **loading space** means a **loading space** that is a minimum of 3.5 metres wide, 6.0 metres long and has a minimum vertical clearance of 3.0 metres; and
- (ii) A Type "G" **loading space** means a **loading space** that is a minimum of 4.0 metres wide, 13.0 metres long and has a minimum vertical clearance of 6.1 metres;
- (P) Despite Regulation 230.40.1.20(1)(C), "long-term" **bicycle parking spaces** may be located in a storage locker;
- (Q) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** must be located in a bicycle parking area at grade anywhere on the lot;
- (R) Despite Regulation 230.5.1.10 (7), no shower and change facilities are required;
- (S) Despite Regulation 40.10.40.1 (1), residential uses except **dwelling units** are permitted on the **first floor**;
- (T) A minimum of 9 percent or 38 **dwelling units**, whichever is higher, must contain 3 or more bedrooms.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 446-2023 ]

(842) Exception CR 842

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

- (A) On 401-405 The West Mall (East side), former City of Etobicoke by-law 1978-101. [ By-law: 1054-2013 ]

(844) Exception CR 844

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**; and

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 10955 and 11449. [ By-law: 1054-2013 ]

(846) Exception CR 846

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 577 Burnhamthorpe Rd., former City of Etobicoke by-law 1997-174.

(848) Exception CR 848

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Former City of Etobicoke by-law 1989-25.

(849) Exception CR 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) On 5207 Dundas Street West, a **building, structure**, addition or enlargement may be erected or used if it complies with (B) to (LL) below;
- (B) For the purpose of this exception, the **lot** is comprised of the area outlined by heavy black lines on Diagram 1 of By-law 428-2023;
- (C) Despite clause 5.10.30.20, the **lot line** abutting Dundas Street West is the **front lot line**;
- (D) In addition to those uses of which an **outdoor patio** must be combined with listed in regulation 40.10.20.100(21)(A), a **retail store** is also a permitted use which can be combined with an outdoor patio;
- (E) Regulation 40.10.40.1(1) does not apply;
- (F) Despite Clause 40.10.30.40, the permitted maximum **lot coverage** does not apply;
- (G) The provision of **dwelling units** must comply with the following:
  - (i) a minimum of 25 percent of the total number of **dwelling units** on the **lot** must contain a minimum of two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms containing a minimum **interior floor area** of 87 square metres each;
  - (iii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms;
  - (iv) a minimum of 7 percent of the total number of **dwelling units** must contain three or more bedrooms containing a minimum **interior floor area** of 100 square metres each;
  - (v) for the purpose of this exception, if the calculation of the number of required **dwelling units** in (i)(ii)(iii)(iv) above result in a number with a fraction, the number is rounded down to the nearest whole number;
  - (vi) for the purpose of this exception, if the **interior floor area** of a **dwelling unit** is a number with a fraction, the number is rounded mathematically to the nearest whole number;
  - (vii) at least 14 **dwelling units** which abut the "Landscaped Courtyard Area" are required as part of the **mixed use building**, and each of those **dwelling units** shall have exclusive use of a private outdoor space comprised of a minimum area of 18.0 square metres of combined **landscaping** and **soft landscaping**; and
  - (viii) for the purpose of this exception, guest suites do not constitute **dwelling units**;
- (H) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 126.25 metres and the elevation of the highest point of the **building** or **structure**;
- (I) Despite regulation 40.10.40.10(5), the required minimum height of the first floor level above ground, measured between the floor and the floor, ceiling, or roof immediately above it, is:
  - (i) 4.5 metres for non-residential uses;
  - (ii) 3.0 metres for residential uses; and
  - (iii) a mezzanine shall not constitute a **storey** or floor as described in (I) above;
- (J) Despite regulations 40.10.40.10(1), and 40.10.40.10(7), the permitted maximum height of portions of the **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 428-2023 as shown on Diagram 3 of By-law 428-2023;
- (K) Despite regulation 40.5.40.10(4) and 40.5.40.10(6), and in compliance with regulation 40.5.40.10(5), the following equipment and **structures** located on the roof of the "Base Building" may exceed the permitted maximum permitted **building** height:
  - (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance



- equipment, storage, elevator shafts, chimneys, vents, and water supply facilities to a maximum extent of 4.0 metres;
- (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above to a maximum extent of 4.0 metres; and
  - (iii) screens or other unenclosed structures used to mitigate wind or noise, balustrades, railings, guards, dividers, pergolas, trellises, eaves, privacy screens, skylights, access hatches, window washing equipment, lightning rods, terraces, landscaping elements, play structures and **structures** located on the roof used for outdoor **amenity space** and outside or open air recreation, including swimming pools, swimming pool decks and associated equipment, to a maximum extent of 3.0 metres;
- (L) Despite regulation 40.5.40.10(7), all parapets may exceed the permitted maximum height for a **building** by 2.0 metres;
- (M) Despite regulation 40.5.40.10(8), the following equipment and **structures** on the roof of a "Tower" may exceed the permitted maximum **building** height as specified:
- (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment, storage, chimneys, vents, and water supply facilities to a maximum extent of 4.0 metres;
  - (ii) elevator shafts and **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above to a maximum extent of 7.0 metres;
  - (iii) exterior chimneys, pipes and vents may further exceed the permitted maximum **building** height, or exceed the permitted maximum height by an amount in addition to that described in (i) above by 3.0 metres; and
  - (iv) screens or other unenclosed **structures** used to mitigate wind or noise, balustrades, railings, guards, dividers, pergolas, trellises, eaves, privacy screens, skylights, access hatches, window washing equipment, lightning rods, terraces, **landscaping** elements, and **structures** located on the roof used for outdoor **amenity space** and outside or open air recreation, to a maximum extent of 4.0 metres;
- (N) the definition of "Tower" in By-law 428-2023 prevails over the definition of "tower" described in regulation 40.5.40.10(8);
- (O) Despite regulation 40.5.75.1(2)(A)(ii), a photovoltaic **solar energy** device or a thermal **solar energy** device that is located on a **building** may exceed the permitted maximum height for a building by 2.0 metres, and where located on top of a mechanical penthouse, the devices may exceed the additional permitted maximum height of the mechanical penthouse by 2.0 metres;
- (P) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 64,700 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 59,000 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses is 4,700 square metres; and
  - (iii) for the purpose of this exception, **gross floor area** does not include elements listed in (T)(i) below;
- (Q) Despite regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for:
- (i) all areas located below ground;
  - (ii) all **loading spaces**;
  - (iii) all **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
  - (iv) all storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms that are not within a **dwelling unit**;
  - (v) all shower and change facilities not within a **dwelling unit**;
  - (vi) all indoor **amenity space**;
  - (vii) elevator shafts;



- (viii) garbage shafts;
  - (ix) mechanical penthouse;
  - (x) exit stairwells; and
  - (xi) all areas open to below or voids in floors;
- (R) The permitted maximum area of the tower floor plate located in a "Tower" is 750.0 square metres, as measured from the exterior of the main wall of each floor level and inclusive of the entire floor, excluding inset balconies and other elements listed in (T)(i) below;
- (S) Despite regulations 40.10.40.70(1), 40.10.40.70(4) and 40.10.40.80(1), the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 3 of By-law 428-2023;
- (T) Despite (S) above and Clauses 40.10.40.60 and 40.5.40.60, the following **building** elements may encroach into required **building setbacks** and separation distances as follows:
- (i) Architectural features and parapets, cornices, piers, eaves, pre-cast elements, roof overhands, mouldings, sills, scuppers, rain water leaders, lighting fixtures and bay windows to a maximum of 0.9 metre;
  - (ii) Balconies, guard rails and window washing equipment, to a maximum of 1.5 metres;
  - (iii) Doors to a maximum of 1.0 metres;
  - (iv) Retaining walls, stairs and ventilation shafts, to a maximum of 2.5 metres; and
  - (v) Decks, porches, canopies and awnings, stoops, trellises, privacy screens, awnings and/ or other similar shade devices and their associated structural elements, utility meters and their associated enclosures, railings, vents and wind mitigation structures to a maximum of 4.0 metres;
- (U) Two pedestrian accesses to the "Landscaped Courtyard Area", identified as "Gateway to Open Space Zones" must have minimum widths and vertical clearances as shown on Diagram 3 of By-law 428-2023 and must comply with the following:
- (i) The northern "Gateway to Open Space Zone" must have a minimum vertical clearance of 8.5 metres; and
  - (ii) The southern "Gateway to Open Space Zone" must not have any vertical obstructions by a **building** or **structure**;
- (V) Despite regulation 40.10.40.50(1), **amenity space** must be provided in accordance with the following:
- (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit**;
  - (iii) at least 40.0 square metres of outdoor **amenity space** is required to be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iv) no portion of the **green roof** is considered outdoor **amenity space**;
- (W) Regulation 40.10.40.50(2), with regards to **amenity space** for **buildings** with non-residential uses in SS1 areas, does not apply;
- (X) Despite regulation 40.10.50.10(1)(A):
- (i) a combined minimum of 1,825 square metres of **landscaping** and **soft landscaping** are required to be provided on the **lot** within the "Landscaped Courtyard Area", of which also:
    - (a) forms a continuous connection between the two "Gateway to Open Space Zones" identified on Diagram 3 of By-law 428-2023;
    - (b) is "publicly accessible space";
    - (c) the provision of an **outdoor patio** which is **ancillary** to non-residential uses reduces the required **landscaping** and **soft landscaping** described in (X)(i) above to a maximum of 10 percent of that required area; and
    - (d) The **landscaping** and **soft landscaping** provided for the exclusive use as a private yard for **dwelling units** abutting the "Landscaped Courtyard Area" do not satisfy the requirements of (X)(i) above;



- (Y) Despite regulations 40.10.80.10(1) and 40.10.80.20(1) and (2), **parking spaces** are not permitted to be located above ground;
- (Z) Despite regulation 40.10.90.10(1), all **loading spaces** must be located inside a **building**;
- (AA) Despite clauses 40.10.90.40 and 40.10.100.10, all **vehicle** access and access to **loading spaces** are required to be from St. Alban's Road, Adobigok Pathway or Biindagen Trail;
- (BB) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of obstructed **parking spaces** are not required to provide 0.3 metres of additional width for each obstructed side;
- (CC) Despite regulation 200.15.1(1), an accessible **parking space** must have the following dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (DD) Despite regulation 200.5.1.10(12)(C), a **vehicle** entrance or exit to the **building** must be at least 3.5 metres from the **lot line** abutting the **street**;
- (EE) Despite regulation 40.5.80.10(1), a maximum of 30 percent of the required residential visitor and non-residential **parking spaces** may be provided on "the lands located northeast of the intersection of Kipling Avenue and Dundas Street West";
- (FF) Despite regulation 200.5.1.10(2) and 200.5.1(3), any **parking space** provided as part of **public parking** may have a minimum length of 5.2 metres, provided they are accessed by a **drive aisle** having a width of 7.0 metres or greater;
- (GG) Despite regulation 200.15.1(4), accessible **parking spaces** must be **parking spaces** located closest to a pedestrian access to a **building** or a passenger elevator that provides access to the first **storey** of the **building**;
- (HH) Despite Clause 220.5.10.1 and regulation 40.10.90.1, a minimum of 2 Type "B" **loading spaces**, 1 Type "C" **loading space** and 1 Type "G" **loading space**, are required to be provided on the **lot**;
  - (II) Regulation 220.5.20.1(2) regarding **loading space** access does not apply;
- (JJ) 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**;
- (KK) Regulation 230.5.1.10(4) will apply with the exception that, if a **stacked bicycle parking space** is provided in a mechanical device, where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.43 metres;
- (LL) Despite regulation 230.5.10.1(6), to calculate **bicycle parking space** requirements for other than **dwelling units**, the **interior floor area** of a **building** is reduced by the area in the **building** used for:
  - (i) all areas located below ground;
  - (ii) all **loading spaces**;
  - (iii) all **bicycle parking spaces** and the entirety of the room separated by demising walls containing those bicycle parking spaces;
  - (iv) all storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms;
  - (v) all shower and change facilities;
  - (vi) all indoor **amenity space**;
  - (vii) elevator shafts;
  - (viii) garbage shafts;
  - (ix) mechanical penthouse;
  - (x) exit stairwells; and
  - (xi) all areas open to below or voids in the floor;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 428-2023 ]

(850) Exception CR 850

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2732-2750 Lakeshore Boulevard (North side), former City of Etobicoke by-law 1980-189.

(857) Exception CR 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) On 25 St. Mary Street, if the requirements of By-law 596-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (FF) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 113.5 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the uses permitted in Regulation 40.10.20.10(1) a "geo-energy facility" is permitted;
- (D) Despite Regulation 40.10.20.20(1)(A), an **outdoor patio** is not subject to Regulation 40.10.20.100(21)(A),(D), and (F);
- (E) Despite Regulation 40.10.20.100(33), 150.100.20.1(1)(A) there is no maximum **interior floor area** for the uses noted in 150.100.20.1(1)(A)(vi);
- (F) Despite Regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** or **mixed-use building** on the lot;
- (G) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** or below non-residential use portions of the **building**;
- (H) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (I) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 596-2023;
- (J) Despite Regulations 40.5.40.10 (3), (4), (5)(B), (6), (7) and (8) and (I) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 596-2023:
  - (i) Elements on or above any roof used for elevator-related structural elements and elevator shafts, cooling towers, antennae, and **building** maintenance units by a maximum of 5.0 metres;
  - (ii) Elements on or above any roof used for chimneys, pipes, flues, stacks, vents, enclosed stairwells, renewable energy facilities and devices, window washing equipment, and roof access by a maximum of 3.0 metres;
  - (iii) Elements on or above any roof used for ornamental or architectural features, parapets and elements, by a maximum of 3.0 metres;
  - (iv) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above, by a maximum of 3.0 metres;
  - (v) Elements on or above any roof used for lightning rods by a maximum of 5.0 metres;
  - (vi) **structures** associated with a **green roof** by a maximum of 3.0 metres;
  - (vii) trellises, pergolas, louvres associated with rooftop **amenity space** and **day nursery** outdoor space, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** and **day nursery** outdoor space by a maximum of 6.0 metres; and
  - (viii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace by a maximum of 3.0 metres;
- (K) Despite (I) above, no part of a **building**, except for any structural elements and associated cladding, may be located between the Canadian Geodetic Datum elevation of 113.5 metres and:
  - (i) a minimum vertical clearance of 3.0 metres in the shaded area on Diagram 3 of By-law 596-2023; and
  - (ii) a minimum vertical clearance of 9.0 metres in the hatched area on Diagram 3 of By-law 596-2023



- (L) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 85,600 square metres, subject to the following:
- (i) the required minimum **gross floor area** for non-residential uses is 1,010 square metres, of which:
    - (a) the required minimum **interior floor area** for a **day nursery** is 710 square metres;
- (L)
- (M) Despite Regulation 150.45.40.1(1), a **day nursery** use may be located on the first or second **storey** of a **building**;
- (N) In addition to the elements listed in Regulation 40.5.40.40(3), the **gross floor area** of a **building** may also be reduced by the following areas:
- (i) storage rooms, washrooms, electrical, utility, service corridors, mechanical and ventilation rooms, moving rooms, mail / parcel room, bicycle parking, firefighter central alarm control facilities (CACF), below-ground at, or above-ground; and
  - (ii) indoor **amenity space** to a maximum of 2.25 square meters per **dwelling unit**;
- (O) Despite Regulation 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 2.25 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.25 square metres of outdoor **amenity space** for each **dwelling unit**;
  - (iii) a maximum of 0.5 square metres per **dwelling unit** of indoor **amenity space** may be located below-ground; and
  - (iv) no more than 25 percent of the outdoor component may be a **green roof**;
- (P) Despite Regulation 40.5.40.70(1), 40.10.40.70(1), and Article 600.10.10 the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 596-2023;
- (Q) Despite Regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 596-2023;
- (R) Despite Clause 40.10.40.60, (P) and (Q) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) Balconies may encroach a maximum of 1.5 metres provided they:
    - (a) are not located on **main walls** of the West Building that are within 2.5 metres of the intersection of two **main walls**, as shown on Diagram 3 of By-law 596-2023, at and above 35.0 metres in height;
    - (b) do not occupy more than 50 percent of the length of any **main wall** of the West Building as shown on Diagram 3 of By-law 596-2023 at and above 35.0 metres in height;
    - (c) are not located on **main walls** of the East Building that are within 2.5 metres of an area of the East Building where two **main wall** adjoin, as shown on Diagram 3 of By-law 596-2023 at and above 22.0 metres in height; and
    - (d) do not occupy more than 50 percent of the length of any **main wall** of the East Building as shown on Diagram 3 of By-law 596-2023 at and above 22.0 metres in height;
  - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metre;
  - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metre;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1 metre;
  - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
  - (vi) eaves, by a maximum of 1.0 metre;
  - (vii) a dormer, by a maximum of 1.0 metre;
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre; and
  - (ix) canopies and awnings with or without support,
    - (a) to the same extent as the platform it is covering; and



- (b) if it is not covering a platform, the canopy or similar **structure** to a maximum of 2.5 metres if it is no closer than 0 metres from a **lot line**;
- (S) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 20 percent of the required **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (T) Despite Regulation 200.5.1.10(2), a maximum of 20 percent of the total number of **parking spaces** may have the following minimum dimensions:
  - (i) minimum width of 2.4 metres;
  - (ii) minimum length of 5.4 metres; and
  - (iii) minimum vertical clearance of 1.8 metres
- (U) Despite Regulations 200.5.1.10(2)(A) and (D), Electric Vehicle Infrastructure, including electric **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (V) Despite Regulation 200.5.10.1(1), (4), (5), and (6), and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum 2.0 **parking spaces** plus 0.01 **parking spaces** per **dwelling unit** for residential visitors
  - (iii) a minimum 2.0 "car-share parking spaces";
  - (iv) a minimum of 1 **parking spaces** for the **day nursery** use; and
  - (v) a minimum of 0 **parking spaces** for non-residential uses;
  - (vi) for the purpose of this exception, "car-share" or "car-sharing" means the practice where 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 where such organization may require that use of motor **vehicles** be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (vii) for the purpose of this exception, "car-share parking space" means a **parking space** that is reserved and actively used for "car-sharing";
- (W) Despite Regulation 200.5.10.1(1) and Regulation (V)(ii), "car share parking spaces" may replace **parking spaces** otherwise required for visitors;
- (X) Despite Regulations 200.15.10(1) and (2), a minimum of 2 of the required **parking spaces** on the lot must be accessible **parking spaces**;
- (Y) Despite Regulations 220.5.10.1 (1), (2), (3), **loading spaces** must be provided as follows:
  - (i) A minimum of 1 Type "G" **loading space**; and
  - (ii) A minimum of 1 Type "C" **loading space**;
- (Z) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is:
  - (i) length of 1.7 metres;
  - (ii) width of 0.3 metres; and
  - (iii) vertical clearance of 1.9 metres;
- (AA) An area used to provide **bicycle parking spaces** must have a minimum vertical clearance of 2.4 metres if it is a **stacked bicycle parking space** and 1.9 metres in all other cases;
- (BB) A **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device must have a minimum length or vertical clearance of 1.9 metres, minimum width of 0.4 metres, and minimum horizontal clearance from the wall of 1.2 metres;
- (CC) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (DD) Despite Regulation 230.5.1, "short-term" **bicycle parking spaces** may be located below-ground, and at and above-ground up to and including the second **storey**;
- (EE) The provision of **dwelling units** is subject to the following:



- (i) A minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (iii) An additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
  - (iv) Convertible **dwelling units** as described in (EE)(iii) above, may be converted using accessible or adaptable design measures, such as knockout panels; and
  - (v) None of the above apply to rental replacement **dwelling units** provided in accordance with Section 111 of the Municipal Code
- (FF) For the purpose of this exception, a "geo-energy facility" means premises containing devices to generate **geo- energy** for the exclusive use of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 596-2023 ]

(862) Exception CR 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) On 31, 33 and 37 Gladstone Avenue, if the requirements of By-law 598-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (M) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 92.06 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 598-2023;
- (D) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.4 metres;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 598-2023:
  - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
  - (ii) divider screens, visual screens, sound barriers, acoustical screens, and privacy screens by not more than 2.0 metres; and
  - (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 2,910 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 2,910 square metres;
- (G) Despite Regulations 40.10.20.10(1), 40.10.20.20(1) and 40.10.20.40(1) only **dwelling units** in an **apartment building** are permitted on the **lot**.
- (H) Despite Regulation 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
  - (i) at least 2.64 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.2 square metres for each **dwelling unit** of outdoor **amenity space**;
- (I) Despite Regulation 40.10.40.70(2) required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 598-2023;
- (J) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) exterior stairs, access ramps and elevating devices, by a maximum of 0.5 metres;



- (ii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
  - (iii) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
  - (iv) **Green roof** and associated elements, including parapets and sloped toppings by no more than 0.5 metres; and
  - (v) Landscape partitions dividing outdoor recreation areas and wind mitigation elements by no more than 0.5 metres;
- (K) Despite Regulation 200.5.1.10(13), access to **parking spaces** will be from a **vehicle** elevator;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 21 residential occupant **parking spaces**;
  - (ii) No residential visitor **parking spaces** are required;
- (M) Regulation 200.15.1(4), with respect to the location of an accessible **parking space** does not apply;
- (N) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) A minimum of 28 "long-term" **bicycle parking spaces**; and
  - (ii) A minimum of 6 "short-term" **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 598-2023 ]

(869) Exception CR 869

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **Dwelling units** are only permitted in a **mixed use building**. [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(870) Exception CR 870

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **Dwelling units** are only permitted in a **mixed use building**. [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 735-1999.

(872) Exception CR 872

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **Dwelling units** are only permitted in a **mixed use building**. [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections:

- (A) On 2454-2458 Lakeshore Boulevard (Northwest side) and 1 Mimico Avenue, former City of Etobicoke by-law 1985-266.

(873) Exception CR 873

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 255 The East Mall, former City of Etobicoke by-law 1978-63.

(875) Exception CR 875

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2 and 10 East Mall Crescent, former City of Etobicoke by-law 1454.

(876) Exception CR 876

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2 Billingham Rd., former City of Etobicoke by-law 3167.

(877) Exception CR 877

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1 East Mall Crescent, former City of Etobicoke by-laws 1979-146, 1979-166 and 1980-33.

(878) Exception CR 878

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 5476 Dundas St. W., former City of Etobicoke by-laws 12273 and 12245.

(898) Exception CR 898

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**. [ By-law: 1054-2013 ]

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1388 and 2308 [ By-law: 1268-2023 ]

(900) Exception CR 900

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1054-2013 ]

(901) Exception CR 901

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

- (A) On 380 The East Mall, former City of Etobicoke by-law 1997-90. [By-law: 1054-2013] [ By-law: PL130592 Nov21\_2018 ]

(903) Exception CR 903

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**.

[ By-law: 1054-2013 ]

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 15029.

(905) Exception CR 905

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

- (A) On 300-304 The East Mall (west side), former City of Etobicoke by-law 4065. [ By-law: 1054-2013 ]

(913) Exception CR 913

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;

(iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and



- (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

(B) The requirements of (A)(iii) and (A)(iv) above, do not apply to a **transportation use**. [ By-law: 1115-2018 ]

Prevailing By-laws and Prevailing Sections:

(A) Section 16(400), former City of York zoning by-law 1-83.

(914) Exception CR 914

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(358), former City of York zoning by-law 1-83; and

(B) Section 16(220), former City of York zoning by-law 1-83.

(915) Exception CR 915

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(220), former City of York zoning by-law 1-83.

(916) Exception CR 916

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
- (iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
- (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(338), former City of York zoning by-law 1-83.

(918) Exception CR 918

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



(A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
- (iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
- (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(349), former City of York zoning by-law 1-83.

(919) Exception CR 919

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(418), former City of York zoning by-law 1-83.

(920) Exception CR 920

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(36), former City of York zoning by-law 1-83.

(922) Exception CR 922

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(203), former City of York zoning by-law 1-83.

(923) Exception CR 923

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(102), former City of York zoning by-law 1-83.

(924) Exception CR 924

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



- (A) Section 16(68), former City of York zoning by-law 1-83; and
- (B) Section 16(344), former City of York zoning by-law 1-83.

(925) Exception CR 925

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(68), former City of York zoning by-law 1-83; and
- (B) Section 16(223), former City of York zoning by-law 1-83.

(926) Exception CR 926

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(68), former City of York zoning by-law 1-83; and
- (B) Section 16(222), former City of York zoning by-law 1-83.

(928) Exception CR 928

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(53), former City of York zoning by-law 1-83.

(949) Exception CR 949

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 1092-2006.

(956) Exception CR 956

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 740-2003.

(958) Exception CR 958

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 11851; and



(B) City of Toronto by-law 421-2002.

(959) Exception CR 959

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 8855;
- (B) Former City of Etobicoke by-law 9908; and
- (C) Former City of Etobicoke by-law 1995-223.

(960) Exception CR 960

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(311), former City of York zoning by-law 1-83.

(962) Exception CR 962

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(132), former City of York zoning by-law 1-83.

(969) Exception CR 969

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
- (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
- (iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
- (v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(245), former City of York zoning by-law 1-83; and
- (B) Section 16(421), former City of York zoning by-law 1-83.

(971) Exception CR 971



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
  - (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of York by-law 758.

(972) Exception CR 972

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
  - (iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
  - (v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(256), former City of York zoning by-law 1-83.

(973) Exception CR 973

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;



- (iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
- (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of York by-law 197, 16(454a). [ By-law: 802-2020 ]

(974) Exception CR 974

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is limited to 9.0 metres in height;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
  - (iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
  - (v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(261), former City of York zoning by-law 1-83.

(975) Exception CR 975

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** on Weston Rd. is limited to 9.0 metres in height;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
  - (iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and



- (v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(331), former City of York zoning by-law 1-83.

(976) Exception CR 976

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is limited to 9.0 metres in height;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
  - (iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
  - (v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 802-2020 ]

(977) Exception CR 977

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is limited to 9.0 metres in height;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres; and
  - (iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
  - (v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 802-2020 ]

(978) Exception CR 978

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is limited to 9.0 metres in height;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
  - (iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
  - (v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(306a), former City of York zoning by-law 1-83. [ By-law: 802-2020 ]

(980) Exception CR 980

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(195), former City of York zoning by-law 1-83.

(982) Exception CR 982

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of York by-law 14513. [ By-law: PL130592 Nov21\_2018 ]

(983) Exception CR 983

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 829-2006;
- (B) Sections 11.2.1(10), former City of York zoning by-law 1-83;
- (C) Sections 11.3.1(5)(b), former City of York zoning by-law 1-83; and
- (D) Sections 16(343), former City of York zoning by-law 1-83.



(985) Exception CR 985

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 829-2006;
- (B) Sections 11.2.1(10), former City of York zoning by-law 1-83;
- (C) Sections 11.3.1(5)(b), former City of York zoning by-law 1-83; and
- (D) Section 16(343), former City of York zoning by-law 1-83.

(986) Exception CR 986

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
  - (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(123), former City of York zoning by-law 1-83.

(987) Exception CR 987

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
  - (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(224), former City of York zoning by-law 1-83.

(988) Exception CR 988



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; and
  - (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(207), former City of York zoning by-law 1-83

(989) Exception CR 989

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(326), former City of York zoning by-law 1-83.

(995) Exception CR 995

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1990-155.

(1005) Exception CR 1005

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12.1.4, former Borough of East York zoning by-law 6752.

(1006) Exception CR 1006

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12.1.7, former Borough of East York zoning by-law 6752.

(1102) Exception CR 1102



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1992-224.

(1103) Exception CR 1103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 8547.

(1104) Exception CR 1104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 8547;
- (B) Former City of Etobicoke by-law 3883;
- (C) Former City of Etobicoke by-law 13717;
- (D) Former City of Etobicoke by-law 13882;
- (E) Former City of Etobicoke by-law 14362; and
- (F) Former City of Etobicoke by-law 14727.

(1106) Exception CR 1106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 3883.

(1107) Exception CR 1107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 14584; and
- (B) Former City of Etobicoke by-law 14828.

(1108) Exception CR 1108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 10379;



- (B) Former City of Etobicoke by-law 10980;
- (C) Former City of Etobicoke by-law 14584;
- (D) Former City of Etobicoke by-law 14759; and
- (E) Former City of Etobicoke by-law 14828.

(1109) Exception CR 1109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1986-248.

(1111) Exception CR 1111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1025; and
- (B) Former City of Etobicoke by-law 1972.

(1112) Exception CR 1112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1903.

(1113) Exception CR 1113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1793.

(1115) Exception CR 1115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1981-207; and
- (B) Former City of Etobicoke by-law 1978-269.

(1116) Exception CR 1116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Former City of Etobicoke zoning by-law 840.

(1124) Exception CR 1124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1989-78.

(1125) Exception CR 1125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1995-43.

(1127) Exception CR 1127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3228; and

(B) Former City of Etobicoke by-law 1986-19.

(1129) Exception CR 1129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 163-2006.

(1130) Exception CR 1130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1409-2007.

(1132) Exception CR 1132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1978-62.

(1133) Exception CR 1133



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 4322.

(1134) Exception CR 1134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 931; and

(B) Former City of Etobicoke by-law 1077.

(1135) Exception CR 1135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 931;

(B) Former City of Etobicoke by-law 9844;

(C) Former City of Etobicoke by-law 1077;

(D) Former City of Etobicoke by-law 10130.

(1136) Exception CR 1136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 8686; and

(B) City of Toronto by-law 483-2006.

(1138) Exception CR 1138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 615.

(1139) Exception CR 1139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1988-7.

(1140) Exception CR 1140



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 4168;
- (B) Former City of Etobicoke by-law 9844; and
- (C) Former City of Etobicoke by-law 1978-95.

(1142) Exception CR 1142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 2614.

(1143) Exception CR 1143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 12666;
- (B) Former City of Etobicoke by-law 13458; and
- (C) Former City of Etobicoke by-law 13722.

(1144) Exception CR 1144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1302;
- (B) Former City of Etobicoke by-law 8796;
- (C) Former City of Etobicoke by-law 12949; and
- (D) Former City of Etobicoke by-law 13088.

(1148) Exception CR 1148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1989-60.

(1149) Exception CR 1149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Former City of Etobicoke by-law 1990-179.

(1150) Exception CR 1150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(206), former City of York zoning by-law 1-83.

(1151) Exception CR 1151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 2854; and

(B) Former City of Etobicoke by-law 4323.

(1152) Exception CR 1152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 939.

(1156) Exception CR 1156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 40.10.20, a **vehicle fuel station, vehicle dealership, vehicle service shop and entertainment place of assembly** are not permitted uses;

(B) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(C) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. E. is the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and

(D) The minimum **building setback** from a **lot line** abutting a residential detached (RD) zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1157) Exception CR 1157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.24 times the area of the **lot**;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;

(ii) the greater of 16.5 metres from the original centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; and



(iii) 3.0 metres from the **lot line** abutting any other **street**; and

(C) The permitted maximum **building** height is the lesser of 4.0 **storeys** or 13.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1158) Exception CR 1158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 times the area of the **lot**;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;

(ii) the greater of 16.5 metres from the original centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; and

(iii) 3.0 metres from the **lot line** abutting any other **street**; and

(C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1160) Exception CR 1160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

(A) These **premises** must comply with Exception 900.11.10(2). [ By-law: 580-2017 ]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1163) Exception CR 1163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a **mixed use building**, **dwelling units** are only permitted above the first **storey**. [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1164) Exception CR 1164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 6.11.1, former Town of Leaside zoning by-law 1916.

(1165) Exception CR 1165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.12, former Borough of East York zoning by-law 6752.

(1167) Exception CR 1167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(306), former City of York zoning by-law 1-83.

(1168) Exception CR 1168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum **building setback** from the **front lot line** is 0m.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1169) Exception CR 1169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is limited to 9.0 metres in height.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1170) Exception CR 1170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses permitted by Article 40.10.20, the following uses are not permitted: **dwelling unit, nursing home, seniors community house, crisis care shelter, group home, municipal shelter, retirement home, residential care home, religious residence, student residence, respite care facility, tourist home;**

(B) These **premises** must comply with Exception 900 11.10(2);

(C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(D) Despite regulation 40.10.20.100(2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86



(B) City of Toronto by-law 398-00 [ By-law: 1124-2018 ]

(1171) Exception CR 1171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1172) Exception CR 1172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 256 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1175) Exception CR 1175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;

(B) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted;

(C) **Dwelling units** are only permitted above the first **storey**; and

(D) These **premises** must comply with Exception 900 11.10(2).

(E) An **eating establishment**, **take-out eating establishment**, **club**, a **retail store** that sells baked goods, **place of assembly**, **cabaret**, and **recreation use** that is not a swimming pool or skating rink, is subject to the following:

(i) the **interior floor area** of any of the uses listed above, may not exceed 100 square metres;

(ii) the calculation of **interior floor area** is reduced by the **interior floor area** used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I) and in the case of an **eating establishment** or **take-out eating establishment**, the **interior floor areas** used for associated offices, storage rooms, and staff rooms located in the **basement**;

(iii) None of the uses listed in (E) may be located above the first **storey** in a **building** or **structure**;

(iv) A **building** or **structure** may contain a maximum of one of the uses listed in (E); and

(v) A **building** or **structure** used for any of the uses listed in (E) must be located on a **lot** as such **lot** existed on January 29, 2020. [ By-law: 90-2020 ]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 279 of former City of Toronto By-law 438-86 and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1181) Exception CR 1181



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the only uses permitted are: **public parking** and **dwelling unit**;
- (B) The **Public parking** must:
  - (i) be only for the use of the funeral establishment at 855 Albion Rd.;
  - (ii) have a maximum of 34 **parking spaces**; and
  - (iii) have a fence erected along the **lot line** abutting Riverdale Drive;
- (C) The **Dwelling unit** :
  - (i) must be in a **detached house**; and
  - (ii) comply with all applicable requirements for a **detached house** found in Section 10.20.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1184) Exception CR 1184

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 40.10.20, a **vehicle dealership** is permitted if it complies with Section 150.90 of this By-law;
- (B) Despite Article 40.10.20, a **vehicle service shop** is permitted if it complies with Section 150.94 of this By-law;
- (C) The permitted maximum **gross floor area**, not including the area used for interior walkways, is 0.4 times the area of the **lot**; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the centre line of Finch Ave. East or 3.0 metres from the **lot line** abutting Finch Ave. East.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1186) Exception CR 1186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands at 705 Warden Avenue subject to By-law 536-2020, a **building, structure**, addition or enlargement may be erected or used if it complies with (B) to (EE) below.
- (B) For the purposes of this exception:
  - (i) **lot** is defined as the lands outlined by black lines collectively comprising Area A, Area B and Area C identified on Diagram 1 attached to By-law 536-2020;
  - (ii) **lot line** is defined to include the boundary of any of Areas A, Area B and Area C identified on Diagram 1 attached to By-law 536-2020; and
  - (iii) Area A, Area B, Area C are defined to include the corresponding area within the **lot** as identified on Diagram 1 attached to By-law 536-2020.
- (C) Despite regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), the only permitted non-residential uses are as follows:
  - (i) in **Area A**, **public parking**, provided it is located below ground, office, **day nursery** and the retail, service and entertainment uses listed in (D) below;
  - (ii) in **Area B**, **public parking**, provided it is located below ground, and **day nursery**; and
  - (iii) in **Area C**, office and **transportation uses**.



- (D) Despite regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), permitted retail, service and entertainment uses are limited to **art gallery, artist studio, automated banking machine, financial institution, eating establishment, massage therapy**, medical office, **outdoor patio, personal service shop, pet services, recreation use, retail service, retail store or take-out eating establishment**.
- (E) The permitted maximum height of any **building or structure** is the height in metres specified by the numbers following the symbol HT as shown on Diagrams 5(a) and 5(b) attached to By-law 536-2020.
- (F) Despite regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building or structure** is the distance between the following Canadian Geodetic Data and the elevation of the highest point of the **building or structure** within the specified portion of the **lot**:
- (i) in **Area A**, 146.7 metres;
  - (ii) in **Area B**, 147.3 metres; and
  - (iii) in **Area C**, 150.5 metres.
- (G) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** in metres are as shown on Diagrams 5(a) and 5(b) of By-law 536-2020.
- (H) Despite regulation 40.10.40.70(2):
- (i) in **Area A**, a **building or structure**, except the **structures** identified in (X) below, may not penetrate:
    - (a) a 45 degree **angular plane**, measured at a line parallel to and at a height of 16.0 metres above the average elevation of the ground along a **lot line** that abuts Roper Road;
  - (ii) in **Area A**, within the area labelled HT 22.0 as shown on Diagram 4 attached to By-law 536-2020, a **building or structure**, except the **structures** identified in (X) below, may not penetrate:
    - (a) a 45 degree **angular plane**, measured at a line parallel to and at a height of 14.8 metres above the average elevation of the ground along a **lot line** that abuts the New Public Street shown on Diagram 1 attached to By-law 536-2020; and
  - (iii) in **Area C** a **building or structure** except the **structures** identified in (X) below, may not penetrate:
    - (a) a 45 degree **angular plane** projected from the average elevation of the ground along a **lot line** of a Residential Zone category **lot**; and
    - (b) a 45 degree **angular plane**, measured at a line parallel to and at a height of 14.8 metres above the average elevation of the ground along a **lot line** that abuts the New Public Street shown on Diagram 1 attached to By-law 536-2020.
- (I) In **Area A**, any above-ground portion of a **building**, excluding a pedestrian connection or walkway, must have a minimum separation distance of 15.0 metres, measured between **main walls**, from any above-ground portion of a **building** on the opposite side of Publicly-accessible Open Space 1 and the Publicly-accessible Pedestrian Connection identified on Diagram 1 attached to By-law 536-2020.
- (J) In **Area A**, within the area labelled HT 64.0 as shown on Diagram 5(a) attached to By-law 536-2020, the portions of a **building or structure** located above a height of 19.0 meters must:
- (i) not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 750 square metres.
- (K) In **Area B**, the portions of a **building or structure** located above a height of 17.0 meters must:
- (i) not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 750 square metres.
- (L) Despite regulation 40.10.40.60(1), a platform or balcony attached to the **main wall** with a floor level higher than the floor level of the first **storey** of the **building**:
- (i) may not be provided on the **main wall** directly above and adjacent to (within 1 metre) of the outdoor area associated with the **day nursery** use;
  - (ii) must be inset and must not be located closer to a **lot line** than the **main wall** to which it is attached:



- (a) in **Area A**, between the second and fifth **storeys** of the **building** inclusive; and
  - (b) in **Area B**, between the second and fourth **storeys** of the **building** inclusive; and
- (iii) may project a maximum of 1.5 metres from the **main wall** to which it is attached:
  - (a) in **Area A**, above the first five **storeys** of the **building**; and
  - (b) in **Area B**, above the first four **storeys** of the **building**.
- (M) The permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 60,000 square metres, excluding the area occupied by a **parking garage** or **public parking** below ground, provided:
  - (i) the maximum **gross floor area** for residential uses is 45,800 square metres;
  - (ii) despite Clause 40.10.20.100, the combined minimum **gross floor area** for retail, service and entertainment uses listed in (D) above and office in **Area A** is 500 square metres and the combined maximum **gross floor area** is 1,500 square metres;
  - (iii) a minimum **gross floor area** of 800 square metres must be provided for **day nursery uses** in **Area A** or **Area B**; and
  - (iv) the maximum **gross floor area** for office and **transportation uses** is 13,000 square metres in **Area C**.
- (N) A minimum outdoor area of 278 square metres associated with the **day nursery** use must be provided contiguous with the **interior floor area** of the **day nursery** and must be set back at least 1 metre from a **lot line**.
- (O) Despite regulation 40.10.40.1(1), all residential use portions of the **building** must be located above non-residential use portions of a **building**, other than:
  - (i) residential lobby access;
  - (ii) related residential uses such as mail room, management office, and storage;
  - (iii) **dwelling units** located in the first **storey** of a **building** if the **dwelling units** have direct access to a **street**; and
  - (iv) **dwelling units** located in **Area A**, if the **dwelling units** have access facing the south **lot line** as shown on Diagram 1 attached to By-law 536-2020.
- (P) Publicly-accessible open space comprising **landscaping** must be provided as follows:
  - (i) a minimum of 300 square metres in the general location of Publicly-accessible Open Space 1 identified on Diagram 1 attached to By-law 536-2020;
  - (ii) a minimum of 100 square metres located in the general location of Publicly-accessible Open Space 2 identified on Diagram 1 attached to By-law 536-2020; and
  - (iii) a pedestrian connection that is publicly accessible must be provided in the general location of the Publicly-accessible Pedestrian Connection identified on Diagram 1 of By-law 536-2020.
- (Q) Despite regulation 40.10.100.10(1), a maximum of 3 **vehicle** accesses are permitted, subject to the following:
  - (i) each **vehicle** access must be from the **street** labelled "New Public Street" as shown on Diagram 1 attached to By-law 536-2020; and
  - (ii) a maximum of 1 **vehicle** access is permitted for each of **Area A**, **Area B** and **Area C**.
- (R) Despite regulation 200.5.10.1(1), **parking spaces** must be provided, in accordance with the following:
  - (i) a minimum of 0.46 **parking spaces** for each **dwelling unit** for the residents;
  - (ii) a minimum of 0.1 **parking spaces** for each **dwelling unit** for visitors to the **dwelling units**;
  - (iii) a minimum of 2 **parking spaces** must be provided for **day nursery** uses;
  - (iv) a minimum rate of 1.0 **parking space** for each 100 square metres of **gross floor area** for office and **transportation uses** in **Area C**;
  - (v) the minimum required parking for residents can be reduced by up to 4 **parking spaces** for each dedicated car-share space, provided;



- (a) the maximum allowable reduction in the minimum required parking for residents is calculated by  $4 * (\text{total number of units} / 60)$ , rounded down to the nearest whole number; and
- (vi) no **parking spaces** are required for retail, service and entertainment uses listed in (D) above and office uses in **Area A**.
- (S) Despite regulation 40.5.80.1(1), a portion of the **parking spaces** required by regulations (R)(i) and (ii) above may be provided for the shared use of residents, residential visitors, non-residential uses on the lands and other uses as part of a **public parking** use.
- (T) Despite regulations 200.5.1.10(2) and 200.5.1(3), the **public parking parking spaces** permitted by regulation (S) above may have a minimum length of 5.2 metres, provided they are accessed by a **drive aisle** having a width of 7.0 metres or more.
- (U) Despite clause 220.5.10.1, **loading spaces** must be provided in accordance with the following:
  - (i) in **Area A**, a minimum of 1 Type "G" **loading space**;
  - (ii) in **Area B**, a minimum of 1 Type "G" **loading space**; and
  - (iii) in **Area C**, a minimum of 2 Type "B" **loading spaces**.
- (V) A minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms.
- (W) A minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms.
- (X) Despite regulation 40.5.40.10(4), the following equipment and **structures** located on the roof of a **building** may exceed the permitted maximum height for that **building** by 5.0 metres, subject to regulation (Y) below:
  - (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
  - (ii) **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities; and
  - (iii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above.
- (Y) Despite regulation 40.5.40.10(5), equipment, **structures** or parts of a **building** exceeding the maximum permitted height of a **building**, as permitted by regulation (X) above, must comply with the following:
  - (i) the total area of all equipment, **structures**, or parts of a **building** may not cover more than 30 percent of the area of the roof, measured horizontally; and
  - (ii) if any equipment, **structures**, or parts of a **building** are located within 6.0 metres of a **lot line** abutting a **street**, their total horizontal dimension, measured parallel to the **street**, may not exceed 20 percent of the width of the **building's main walls** facing that **street**.
- (Z) Despite regulation 40.10.40.10(5), in **Area A** and **Area B**, the required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first storey, is 4.5 metres for non-residential uses and 3.0 metres for residential uses.
- (AA) Despite regulation 40.5.80.10(1), a **parking space** must be on the same **lot** as the use for which the **parking space** is required.
- (BB) 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 and Diagram 2 of By-law 579-2017;
  - (iii) accessible **parking spaces** must be provided at the following minimum rates:



- (a) if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 parking spaces or part thereof; and
  - (b) if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces**, or part thereof, in excess of 100 **parking spaces**;
  - (iv) for the purpose of this exception, "accessible" means free of physical, architectural or design barriers that would restrict access of use to a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c.11, as amended; and
  - (v) accessible **parking spaces** must be the **parking spaces** located closest to a main pedestrian access to a **building**.
- (CC) Regulation 230.5.1.10(4) will apply with the exception that, if a **stacked bicycle parking space** is provided in a mechanical device, where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.43 metres.
- (DD) Despite regulation 230.5.1.10(9), a required "long-term" **bicycle parking space** for **dwelling units** and uses other than **dwelling units** may be located:
- (i) on the first **storey** of the **building**;
  - (ii) on the second **storey** of the **building**; or
  - (iii) on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50 percent of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been provided.
- (EE) Despite regulation 5.10.30.1(1), within the lands shown on Diagram 1 attached to By-law 536-2020, no land may be used and no **building** or **structure** may be erected or used, except for below-ground **structures** and foundations, unless:
- (i) the **street** identified as New Public Street, as shown on Diagram 1 attached to By-law 536-2020, is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**; and
  - (ii) all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as New Public Street, as shown on Diagram 1 attached to By-law 536-2020, and are operational.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 536-2020 ]

(1187) Exception CR 1187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **angular plane** requirements of regulation 40.10.40.70(3)(D) do not apply; and
- (B) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 950-2005; and
- (B) City of Toronto by-law 339-2006.

(1188) Exception CR 1188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) The **angular plane** requirements of regulation 40.10.40.70(3)(D) do not apply; and
- (B) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 950-2005; and
- (B) City of Toronto by-law 339-2006.

(1193) Exception CR 1193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **gross floor area**, excluding the **gross floor area** of **basements** is 0.22 times the area of the **lot**; and
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 18.0 metres from the original centre line of Victoria Park Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;
  - (ii) the greater of 16.5 metres from the original centre line of Pharmacy Ave., or 3.0 metres from a **lot line** abutting Pharmacy Ave.;
  - (iii) the greater of 23.0 metres from the original centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (iv) 3.0 metres from a **lot line** abutting any other **street** not included in (i), (ii) or (iii).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1195) Exception CR 1195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A combined **retail store**, **manufacturing use** and **warehouse** are permitted; and
- (B) No more than two **driveways** to Jarvis St. are permitted. [TO: 438-86; 12(1) 1]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1209) Exception CR 1209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a **building** may exceed a floor space index of 1.5 by 0.5, if the **lot area** is less than 139.35 square metres;
- (B) On the lands, an **eating establishment**, **take-out eating establishment**, **personal service shop** which cleans apparel, **pet services**, **laboratory**, motion picture **production studio**, **club**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **funeral home**, **veterinary hospital**, **recreation use**, **retail service** for photocopying and printing services, **retail store** for the sale of animals, pets, firearms, taxidermy and auctioned items, or a **vehicle dealership** or **massage therapy** is not a permitted use. [TO: 438-86; 12 (2) 23] [ By-law: 580-2017 ]
- (C) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]



(D)	Despite regulation 40.10.40.70 (1)(A), on or between the odd numbered addresses of 69-135 Yorkville Avenue, the even numbered addresses of 70-140 Yorkville Avenue, the odd numbered addresses of 153-159 Cumberland Street, the even numbered addresses of 98-164 Cumberland Street, the odd numbered addresses of 25-29 Bellair Street, and the even numbered addresses of 18-28 Bellair Street, the <b>main wall of building</b> facing a <b>front lot line</b> must be set back the greater of:
	(i) at least 3 metres from the <b>front lot line</b> ; or
	(ii) the average of the existing setback of the <b>front wall</b> containing the principal pedestrian entrance located farthest from the <b>front lot line</b> and 3 metres. [ By-law: 120-2018 Enacted ]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1218) Exception CR 1218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category;

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1222) Exception CR 1222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1225) Exception CR 1225

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 1395 and 1397 Queen St. E. in 1983, a **market garden** and a **retail store** that is a hardware shop are permitted, if the **retail store interior floor area** does not exceed 200 square metres; and [TO: 438-86; 12 (1) 183]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1227) Exception CR 1227



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 335 of former City of Toronto By-law 438-86.

**(1227) Exception CR 1227**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Clause 40.10.20.20, a **home occupation** within the 3 northernmost units, located at-grade and fronting Perth Avenue, are not subject to regulations 150.5.20(1)(A) and (B), (2), (4), (6), 150.5.40.1(1), and 150.5.40.40(1). A **home occupation**, subject to the conditions set out in regulation 40.10.20.20 (1) (B), shall be permitted for all other **dwelling units** on the **lot**.
- (B) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value following the symbol "HT" and the permitted maximum number of **storeys** is the numerical value following the symbol "ST" as shown on Diagram 3 of By-law 182-2022.
- (C) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.35 metres.
- (D) Despite Regulation (B) above and Regulations 40.5.40.10(4), (6), and (7), the following elements may project above the permitted maximum height:
  - (i) **structures** on any roof used for outdoor **amenity space** or open air recreation, maintenance, safety or wind protection purposes provided such projections are limited to a maximum vertical projection of 3.0 metres beyond the maximum height in metres as shown on Diagram 3 of By-law 182-2022;
  - (ii) **structures** on any roof used for **green roof** purposes, vestibules providing access to outdoor **amenity space**, cooling towers, parapets, parapet wall, mechanical and architectural screens, chimneys, vents, flues, stacks, mechanical fans, window washing equipment, **structures** and elements related to drainage, **structures** and elements associated with green energy and renewable energy facilities provided such projections are limited to a maximum vertical projection of 2.0 metres beyond the maximum height in metres as shown on Diagram 3 of By-law 182-2022; and
  - (iii) a **storey** used exclusively for the storage of mechanical, electrical or other equipment used for the functional operation of the **building**, elevators, and related structural elements, provided such vertical projections are limited to 5.6 metres beyond the maximum height in metres as shown on Diagram 3 of By-law 182-2022.
- (E) Despite Regulation 40.10.40.40(1), the total residential **gross floor area** of the **building** or **structure** must not exceed a maximum of 9,700 square metres.
- (F) The maximum permitted number of **dwelling units** is 108, of which:
  - (i) A minimum of 30 percent must be two-bedroom **dwelling units**; and
  - (ii) A minimum of 10 percent must be three-bedroom **dwelling units** or larger.
- (G) Despite Clause 40.10.40.60 and Regulations 40.10.40.70(2) and (4), the following **building** elements and **structures** may encroach into a required **building setback**:
  - (i) Eaves, cornices, lighting fixtures, fences and safety railings, trellises, balustrades, vents, wheelchair ramps, landscape features, privacy screens, ornamental features, window washing equipment, stairs, stair landings, decks, planters, and public art features may project horizontally up to the **lot** line as shown on Diagram 3 of By-law 182-2022; and
  - (ii) Uncovered platforms such as balconies may project a maximum of 1.8 metres beyond the heavy black lines as shown on Diagram 3 of By-law 182-2022.
- (H) Despite Table 200.5.10.1, the minimum number of **parking spaces** provided and maintained on the **lot** must be as follows:



- (i) A minimum of 35 **parking spaces** must be provided for the residents of the **dwelling units**; and
- (ii) A minimum of 10 **parking spaces** must be provided for visitors.
- (I) Of the resident **parking spaces** required in (H)(i) above, a minimum of 1 **parking space**, dedicated to car-sharing, must be provided and maintained on the **lot**.
- (i) "car-share" means the practice whereby a number of people share the use of one or more motor vehicles that are owner 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** or short term rental, including hourly rental; and
- (ii) "car-share **parking space**" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes.
- (J) Despite Regulation 220.5.1(2), one Type "G" **loading space** and one Type "C" **loading space** must be provided on the **lot**.
- (K) Regulations 200.15.1(4) and 230.40.1.20(2) do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 182-2022 Enacted ]

(1233) Exception CR 1233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2); and
- (B) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86. 12(2) 101]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1241) Exception CR 1241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1244) Exception CR 1244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1245) Exception CR 1245



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Former City of Toronto by-law 97-0610.

(1248) Exception CR 1248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **building** or **structure** that has assisted housing has a minimum parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2) 207]; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1250) Exception CR 1250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1253) Exception CR 1253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 232 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1259) Exception CR 1259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) An **apartment building** is a permitted **building** type, if:
  - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
  - (ii) the **building lot coverage** does not exceed 50%;
  - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;



- (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
- (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1260) Exception CR 1260

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 690-720 Broadview Ave., an **apartment building** is a permitted **building type**, if:
  - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
  - (ii) the **building lot coverage** does not exceed 50%;
  - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
  - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
  - (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1267) Exception CR 1267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1273) Exception CR 1273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1279) Exception CR 1279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 347 Bathurst St. in 1981, a **financial institution** is permitted if the floor space index of the **building** and any additions does not exceed 1.0; and [TO: 438-86; 12(1) 30]



(B) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2); and

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1286) Exception CR 1286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1288) Exception CR 1288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1290) Exception CR 1290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86;

(C) Section 12(2) 203 of former City of Toronto By-law 438-86; and

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1291) Exception CR 1291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **building** or **structure** that has assisted housing has a minimum parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2) 207]; and

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1294) Exception CR 1294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1298) Exception CR 1298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres [TO: 438-86; 12(2) 199]; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1313) Exception CR 1313

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, a clinic, **club, performing arts studio**, police station, **art gallery**, library, **museum**, post office, **financial institution, personal service shop, pet services, eating establishment, take-out eating establishment, retail store, service shop, custom workshop, artist studio, production studio, software development and processing, retail service, ancillary** showroom, publisher/office, auctioneer's **premises, entertainment place of assembly** and **place of assembly** are permitted without providing or maintaining **parking spaces** on the **lot**;
- (B) On a **lot**, residential uses are permitted without providing or maintaining **parking spaces** on the **lot**, but must provide the required number of spaces within 300 metres of the **lot** used for residential use; and
- (C) A **non-residential building** or **mixed use building** is permitted without providing the required common outdoor **amenity space**. [TO: 438-86; 12(1) 431]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 258 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1317) Exception CR 1317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 111 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1319) Exception CR 1319

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot, public parking** as a permitted use in a **building** or **structure** is not permitted. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1320) Exception CR 1320

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(1324) Exception CR 1324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1327) Exception CR 1327

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1335) Exception CR 1335

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known in 1996 as 900 Dufferin St. and 1000 Gerrard St. East, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed



400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and [TO: 438-86; 12 (1) 428]

(B) These **premises** must comply with Exception 900 11.10(2).

(C) On 900 Dufferin Street, for the 64,500 square metres of **gross floor area** that existed on March 30, 2017 the minimum **parking space** requirement is 1523. [ By-law: OMB PL130592 ]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1348) Exception CR 1348

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 95 Walton St. in 1984, a **district heating and cooling plant** is permitted. The height of the smoke stack of the plant may not exceed 140 metres as measured by the average elevation of grade along the **lot line** that abuts Walton St., and the elevation of the highest point of the smoke stack. [TO: 438-86; 12(1) 51]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1357) Exception CR 1357

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 9 Asquith Ave. in 1978, the maximum floor space index for all permitted non-residential uses under Article 40.10.20 of this By-law must not exceed 6.5; and [TO: 438-86; 12(1) 82]

(B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1371) Exception CR 1371

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(C) On 1 Mount Pleasant Rd., former City of Toronto by-laws 473-78, 474-78, 356-89 and City of Toronto by-law 991-01.

(1378) Exception CR 1378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) On a **lot**, a **club**, bake-shop, caterer's shop, **take-out eating establishment**, place of amusement, **vehicle service shop**, **vehicle** repair, **vehicle fuel station**, **vehicle washing establishment**, **public parking**, or **vehicle depot** are not permitted uses; and
- (B) On a **lot**, an **eating establishment** is permitted, subject to the conditions that no single **eating establishment** may exceed 200 square metres in **interior floor area** and the total of all **eating establishments** on the **lot** cannot exceed 400 square metres in **gross floor area**. [TO: 438-86; 12(2) 177]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 437 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1380) Exception CR 1380

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1382) Exception CR 1382

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1385) Exception CR 1385

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 203 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1387) Exception CR 1387

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1388) Exception CR 1388



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **building** or **structure** that has assisted housing has a minimum parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2) 207]; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1390) Exception CR 1390

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1391) Exception CR 1391

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Prevailing City of Toronto By-law 180-2005 does not apply to Parcels B and C therein, being the lands subject to By-law 1294-2018;
- (B) On 88 Queen Street East, 10 Mutual Street and parts of 30-50 Mutual Street (being Parcels B and C in By-law 180-2005), if the requirements of By-law 1294-2018 are complied with, none of the provisions of regulations 40.10.40.10(1) and 40.10.40.40(1) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law 1294-2018 including compliance with (C) to (Z) below;
- (C) Prevailing Sections 12(2) 132, 12(2) 216, and 12(2) 259 of former City of Toronto By-law 438-86, as amended, do not apply to the lands subject to By-law 1294-2018;
- (D) Despite regulation 40.10.20.100(4) a **hotel** room or suite may be located in the same **storey** as a **dwelling unit**;
- (E) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 97,500 square metres, of which:
  - (i) a maximum of 86,250 square metres of **gross floor area** may be used for residential uses; and
  - (ii) a maximum of 11,750 square metres of **gross floor area** may be used for non-residential uses;
- (F) (F) The total number of **dwelling units** must not exceed 1,140;
- (G) A minimum of 50 percent of the total number of **dwelling units** must contain two or more bedrooms, and a minimum of 9 percent of the total number of **dwelling units** must contain three or more bedrooms;
- (H) (H) Despite regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 86.4 metres and the highest point of the **building** or **structure**;
- (I) (I) Despite regulations 40.10.40.10(1) and 40.5.40.10(4) the height of any **building** or **structure** must not exceed the maximum height in metres specified by the numbers following the letters "HT" as shown on Diagram 2 of By-law 1294-2018 with the exception of the following:



- (i) roof mounted mechanical equipment, aviation warning lights, and lightning protection may extend above the height limits to a maximum of 1.2 metres;
  - (ii) mechanical vents, stacks, flues, and waste management chute may extend above the height limits to a maximum of 1.8 metres; and
  - (iii) window washing equipment may extend above the height limits to a maximum of 3.2 metres;
- (J) Despite regulations 40.10.40.60(1)(B), 40.10.40.70(1) and 40.10.40.80(1), no portion of any **building** or **structure** above finished ground level is other than wholly within the areas delineated by heavy lines shown on Diagram 2 of By-law 1294-2018, with the exception of:
  - (i) underground garage ramps including associated enclosures and **structures**; and
  - (ii) balconies located only within the areas delineated and labeled "Area of Balcony Projection" on Diagram 2 of By-law 1294-2018 to a maximum of 1.5 metres;
- (K) Despite (J) above, no portion of any **building** or **structure** may be located between finished ground level and 5.0 metres above finished ground level within the areas delineated and labeled "Area of Privately Owned Publicly Accessible Pedestrian Walkway" on Diagram 3 of By-law 1294-2018, with the exception of the following:
  - (i) canopies and awnings may project up to 1.5 metres into the walkway area;
- (L) Despite regulation 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum height for that **building**;
- (M) Despite (I) and (J) above, a maximum of two (2) bridges between **buildings** may be permitted within the location shown in hatching on Diagram 2 of By-law 1294-2018 subject to the following:
  - (i) the maximum height of each bridge is one **storey**;
  - (ii) bridges must be unenclosed such that they do not contain **gross floor area**, however, they may contain unenclosed **structures** providing safety or wind protection to outdoor **amenity space**; and
  - (iii) bridges must be located above a height of 25.0 metres and below a height of 43.6 metres, measured between the Canadian Geodetic Datum elevation of 86.4 metres and the highest point of the bridge; [ By-law: 934-2020 ]
- (N) No portion of any **building** or **structure** above or below finished ground level may be located within the area delineated and labeled "Parkland Dedication" on Diagram 3 of By-law 1294-2018;
- (O) Regulation 600.10.10(1), with respect to tall building setbacks, does not apply;
- (P) Despite regulations 40.10.40.50(1) and (2), **amenity space** must be provided and maintained at a minimum rate of 2.5 square metres for each **dwelling unit**, of which:
  - (i) at least 1.5 square metres for each **dwelling unit** is indoor **amenity space**; and
  - (ii) at least 1.0 square metres for each **dwelling unit** is outdoor **amenity space**;
- (Q) Despite Table 200.5.10.1, **parking spaces** must be provided as follows:
  - (i) a minimum of 0.35 **parking spaces** for each **dwelling unit** for use by residents;
  - (ii) a minimum of 0.06 **parking spaces** for every **dwelling unit** for use by visitors, and such **parking spaces** may be designated as shared commercial/residential visitor **parking spaces** and may be provided within a **public parking** use; and
  - (iii) a minimum of 1.0 **parking spaces** for each 371 square metres of **hotel gross floor area**, and such **parking spaces** may be provided within a **public parking** use;
- (R) Despite regulation 200.5.1.10(2), a maximum of 15 of the required **parking spaces** for residents that are obstructed may have a minimum width of 2.6 metres;
- (S) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions: length of 5.6 metres, width of 3.9 metres and vertical clearance of 2.1 metres;
- (T) Clause 200.15.1.5, with respect to the location of accessible **parking spaces**, does not apply;
- (U) For each car-share **parking space** provided, the minimum number of **parking spaces** required by (Q) above may be reduced by four **parking spaces**, up to a maximum reduction of eight **parking spaces**;
- (V) For the purpose of this Exception:



- (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 hourly rental; and
- (ii) A car-share **parking space** means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- (W) Despite regulation 230.5.1.10(10), both "long term" and "short term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space**, with a minimum width dimension of at least 0.375 metres;
- (X) Despite Clause 220.5.10.1, a minimum of one **loading space** – type G, one **loading space** – type B and one **loading space** – Type C must be provided and maintained;
- (Y) Despite regulation 40.10.100.10(1), **vehicle** access may be shared access and within the lands delineated and labeled "By-law 180-2005 Parcel A" on Diagram 1 of By-law 1294-2018; and
- (Z) Despite (I), the height of any **building** or **structure**, including permitted exceptions, is subject to any further limitations as may be set out in a by-law passed under an agreement pursuant to section 5.81 of the Aeronautics Act, R.S.C. 1985 c. A-2.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86;
- (C) City of Toronto By-law 180-2005; and
- (D) On 80 Queen St. E., and 88 Queen St. E., Section 12(2) 259 of former City of Toronto By-law 438-86.  
[ By-law: 1294-2018 ]

(1394) Exception CR 1394

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 219 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1395) Exception CR 1395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a lot, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1401) Exception CR 1401



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1411) Exception CR 1411

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 174 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1412) Exception CR 1412

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands known municipally as 1905, 1907, 1909, 2331, 2331 1/2, 2333, 2335, and 2337 Queen St. E. in 1987, the minimum **front yard setback** is 5.5 metres; [TO: 438-86; 12(2) 184 (i)]

(B) On the lands known municipally as 1905, 1907, 1909, 2331, 2331 1/2, 2333, 2335, and 2337 Queen St. E. in 1987, no **vehicle** may be parked within 5.5 metres of the **front lot line**; and [TO: 438-86; 12(2) 184 (ii)]

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 174 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1413) Exception CR 1413

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 2341, 2343, 2345, 2347, 2349, and 2351 Queen St. E. in 1987, the minimum **front yard building setback** is 6.0 metres; [TO: 438-86; 12(2)185 (i)]

(B) On the lands municipally known as 2341, 2343, 2345, 2347, 2349, and 2351 Queen St. E. in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**; and [TO: 438-86; 12(2)185 (ii)]

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 174 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1415) Exception CR 1415

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) On the lands municipally known as 86 Silver Birch Ave. in 1987, the minimum yard **building setback** from Queen St. E. is 6.0 metres; [TO: 438-86; 12(2)185 (i)]
- (B) On the lands municipally known as 86 Silver Birch Ave. in 1987, no **vehicle** may be parked within 6.0 metres of the **lot line** abutting Queen St. E.; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1423) Exception CR 1423

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line** [TO: 438-86; 12(2) 222]; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 221 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1424) Exception CR 1424

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, the main **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line**. [TO: 438-86; 12(2) 222]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1434) Exception CR 1434

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 292 of former City of Toronto By-law 438-86.

(1438) Exception CR 1438

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 317 of former City of Toronto By-law 438-86.

(1443) Exception CR 1443



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 51(b) of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1454) Exception CR 1454

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1456) Exception CR 1456

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 207 of former City of Toronto By-law 438-86.

(1457) Exception CR 1457

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) On the lands, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) The maximum **interior floor area** used for office must not be more than 0.5 times the area of the **lot**.  
[TO: 438-86; 12(2) 216]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and  
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1460) Exception CR 1460

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and  
(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(1462) Exception CR 1462

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 219 of former City of Toronto By-law 438-86; and  
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1463) Exception CR 1463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and



(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]

(B) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; and [TO: 438-86; 12(2) 219]

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1464) Exception CR 1464

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a **mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1467) Exception CR 1467

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a **mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 84 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1469) Exception CR 1469

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) on 50-60, 62 and 64 Charles Street East, and 47 and 61 Hayden Street, if the requirements of this By-law 1040-2014 are complied with, none of the provisions of 40.5.40.10(1), 40.5.40.10(2), 40.5.40.10(5)(A), 40.10.40.10(1), 40.10.40.10(5), 40.10.40.40(1)(A), 40.10.40.40(1)(B), 40.10.40.40(1)(C), 40.10.40.50, 40.10.40.70(1)(A), 40.10.40.70(1)(B), 40.10.40.70(4), 40.10.40.80(1)(A), 40.10.40.80(1)(B), 40.10.90.40(3), 200.5.1(2), 200.5.10.1(1), 200.5.1.10(3), 200.5.10.1(2), 200.15.1.5, 220.5.10.1(2), 220.5.10.1(5), 220.5.20, 230.5.1.10(9), 230.40.1.20(2), and 900.11.10 (1454) apply to prevent the erection or use of a **mixed use building**, including **townhouses** and **public parking** if the **building** or **structure** complies with the following:



- (l) the **gross floor area** of the **building** on the **lot** does not exceed 46,000 square metres of which the maximum permitted **gross floor area** for residential uses on the **lot** is 37,000 square metres and the minimum required **gross floor area** for non-residential uses on the **lot** is 9,000 square metres;
- (ii) a maximum of 622 **dwelling units** are permitted on the **lot**;
- (iii) the height of any **building** or **structure** erected above grade on the **lot**, in respect of each **building envelope** area, having a height that does not exceed the height in metres specified by the numbers following the symbol "H" on Diagram 2 of By-law 1040-2014, with the exception of the following:
  - (a) the maximum height for terraces and balcony guards, railings, parapets, window washing equipment, stair towers, terrace guards and dividers, planters, ornamental elements, architectural features, chimney stacks and structures used for safety or wind protection purposes must be the sum of 2.0 metres and the applicable *height* limit shown on Diagram 2; and
  - (b) the maximum height of roof canopy and columns shall be the sum of 4.5 metres and the applicable *height* limit shown on Diagram 2;
- (iv) the maximum number of commercial and/or residential **storeys** of any **building** erected above grade on the **lot**, must not exceed the number of storeys specified by the numbers following the symbol ST on Diagram 2 of By-law 1040-2014, excluding mechanical and roof top elements;
- (v) no portion of any **building** or **structure** to be erected or used above *grade* on the **lot** may extend beyond the lines delineated by the heavy lines on Diagram 2 attached to and forming part of this By-law, with the exception of the following:
  - (a) cornices, eaves, vents, safety or wind protection, lighting fixtures, ornamental elements, trellises, window sills, planters, balustrades, guard rails, stairs, stair enclosures, wheelchair ramps, railings, landscape and public art features, awnings and canopies, all of which may project beyond the building envelope;
  - (b) balconies and balcony piers located above grade may project beyond the building envelope to a maximum of 1.8 metres; and
  - (c) ornamental cladding on the roof may project beyond the **building** envelope to a maximum of 1.0 metres;
- (vi) medical offices shall not exceed forty percent of the total **gross floor area** for non-residential uses on the **lot**;
- (vii) **parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:
  - (a) a minimum of 26 **parking spaces** must be provided for the non-residential uses on the **lot** and may be located as part of **public parking** that is paid;
  - (b) a minimum of 0.19 **parking spaces** per bachelor **dwelling unit**;
  - (c) a minimum of 0.31 **parking spaces** per one bedroom **dwelling unit**;
  - (d) a minimum of 0.47 **parking spaces** per two bedroom **dwelling unit**;
  - (e) a minimum of 0.74 **parking spaces** per **dwelling unit** containing three or more bedrooms;
  - (f) provided further that a reduction of 5 resident **parking spaces** will be permitted for each **car-share parking space** up to a maximum of 10 **car-share parking spaces** provided that the maximum reduction permitted by this means be capped by the application of the following formula:  
(1)  $5 \times (\text{Total No. of residential units divided by } 60)$ , rounded down to the nearest whole number;
  - (g) the requirement for residential visitor **parking spaces** is satisfied by the provision of non-residential **parking spaces** listed under A(vii)(a);
  - (h) the total number of **parking spaces** provided under A(vii)(a) must be provided for the shared use of residential visitors and non-residential uses on the **lot** and all such **parking spaces** may be provided as **public parking** that is paid;



- (viii) access to all **parking spaces** to be provided directly from an adjacent drive aisle that has a maximum slope of 5.0%;
- (ix) a maximum of 25 **parking spaces** which are obstructed on one or two sides in accordance with regulation 200.5.1.10(2), may have minimum dimensions of 5.6 metres in length and 2.6 metres in width;
- (x) a minimum of one Type "B" **loading space**, one Type "C" **loading space**, and one Type "G" **loading space** must be provided and maintained on the **lot**;
- (xi) a minimum of 1.7 square metres for each **dwelling unit** of outdoor **amenity space** must be provided on the **lot**;
- (xii) a minimum of 523 square metres of privately owned publicly accessible open space must be provided on the **lot**, and a privately owned publicly accessible walkway at ground level must be provided on the **lot** having a minimum width of 5.0 metres and a minimum length of 25 metres;
- (xiii) a minimum of 2.0 square metres for each dwelling unit of indoor **amenity space** must be provided on the **lot**;
- (xiv) a sales presentation centre may be permitted on the **lot**, and none of the other provisions of By-law 1040-2014 apply to such use;
- (xv) for the purposes of this exception the "**lot**" is the lands comprising Part A and Part B as shown on Diagram 1 of By-law 1040-2014;
- (xvi) for the purposes of this exception "**amenity space**" includes 4 guest suites each having a maximum area of 46.5 square metres;
- (xvii) for the purposes of this exception, the following defined terms also apply:
  - (a) "building envelope" means a building envelope for each height area as shown by an "H", and as delineated by the heavy lines on Diagram 2 attached hereto;
  - (b) "car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
  - (c) "car-share parking space" means a parking space that is reserved and actively used for car-sharing;
  - (d) "grade" means 115.5 metres above Canadian Geodetic Datum;
  - (e) "height" means the vertical distance between grade and the highest point of the **building or structure** except for those elements otherwise expressly prescribed on By-law 1040-2014;
  - (f) "Part A" means those parts of the lands shown hatched on Diagram 1 of By-law 1040-2014 which parts are located below the Canadian Geodetic Datum of 114.2 metres and above the Canadian Geodetic Datum of 125.7 metres;
  - (g) "Part B" means the lands shown as Part B on Diagram 1 of By-law 1040-2014; and
  - (h) "Part C", means that part of the lands shown hatched on Diagram 1 of By-law 1040-2014 which is located between Canadian Geodetic Datum of 114.2 metres and Canadian Geodetic Datum of 125.7 metres;
- (xviii) none of the provisions of By-law No. 569-2013, as amended, of the City of Toronto and none of the provisions of this By-law shall apply to prevent the continued maintenance and use of the existing non-residential **buildings** located at 62 and 64 Charles Street East, provided the **buildings** are not enlarged; and
- (xix) despite any existing or future severance, partition, or division of the **lot**, the provisions of this By-law must apply to the whole of the **lot** as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply) [780-2015]  
[ By-law: 1040-2014 ]

(1477) Exception CR 1477



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands that have **front lot lines** on Bellair St., Cumberland St. and Yorkville Avenue, between Avenue Rd. and Bay St., the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law; and [TO: 438-86; 12(1) 126 (i)]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1483) Exception CR 1483

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (B) An **apartment building** is not permitted;
- (C) **Dwelling units** are only permitted above the first **storey**; and
- (D) These **premises** must comply with Exception 900 11.10(2).
- (E) An **eating establishment, take-out eating establishment, club, a retail store** that sells baked goods, **place of assembly, cabaret, and recreation use** that is not a swimming pool or skating rink, is subject to the following:
  - (i) the **interior floor area** of any of the uses listed above, may not exceed 100 square metres;
  - (ii) the calculation of **interior floor area** is reduced by the **interior floor area** used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I) and in the case of an **eating establishment or take-out eating establishment**, the **interior floor areas** used for associated offices, storage rooms, and staff rooms located in the **basement**;
  - (iii) None of the uses listed in (E) may be located above the first **storey** in a **building or structure**;
  - (iv) A **building or structure** may contain a maximum of one of the uses listed in (E); and
  - (v) A **building or structure** used for any of the uses listed in (E) must be located on a **lot** as such **lot** existed on January 29, 2020. [ By-law: 90-2020 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 279 of former City of Toronto By-law 438-8;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1485) Exception CR 1485

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1487) Exception CR 1487



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1500) Exception CR 1500

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1505) Exception CR 1505

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) City of Toronto by-law 466-2005.

(1507) Exception CR 1507

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 137 of former City of Toronto By-law 438-86;



- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On the lands municipally known as 243 Avenue Rd. in 1987, Section 12(2) 178 of former City of Toronto By-law 438-86.

(1509) Exception CR 1509

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1517) Exception CR 1517

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1520) Exception CR 1520

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1525) Exception CR 1525

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 227 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1543) Exception CR 1543

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) If the maximum height permitted as per regulation 40.10.40.10(2) is 5 **storeys** or 16.5 metres, whichever is the lesser height applies:
  - (i) a mechanical penthouse or other rooftop **structures** is not included in the permitted maximum height; and
  - (ii) The mechanical penthouse or other rooftop **structures** must not exceed this height limit by more than 2 metres; and
- (B) If the maximum height permitted as per regulation 40.10.40.10(2) is 7 **storeys** or 22.5 metres, a mechanical penthouse or other rooftop **structures** are not included in the permitted maximum height; and
- (C) The height of any part of a **building** or **structure**, including the mechanical penthouse, must be contained within a 45 degree **angular plane** projected over the entire **lot** from grade level at a **rear lot line** that is also the boundary of an RD, RS, O, or OR zone;
- (D) The height of any part of a **building** or **structure**, including the mechanical penthouse, must be contained within a 45 degree **angular plane** projected over the entire **lot** from the surface of the centre-point of the Avenue Rd. right-of-way;
- (E) The minimum height of any part of a **building** or **structure**, exclusive of the mechanical penthouse or other rooftop **structures**, must not be less than 2 **storeys** or 7.5 metres, whichever is greater, for at least 50% of the total depth of the **building** or **structure**;
- (F) The first **storey** of any **building** or **structure** will have a minimum floor to floor height of 4.5 metres. For the purposes of this provision, the first **storey** is deemed to be the **storey** with a floor level closest to the average elevation of the public sidewalk abutting Avenue Rd.;
- (G) The maximum **gross floor area** must not exceed a maximum floor space index of 3.0, of which a maximum floor space index of 2.0 must be used for commercial purposes;
- (H) If no laneway exists on the rear portion of the **lot**, no part of any **building** or **structure** may be located within a setback of 7.5 metres from the **rear lot line**;
- (I) If a laneway exists on the rear portion of the **lot**, no part of any **building** or **structure** may be located within a setback of 9 metres from the **rear lot line**;
- (J) The setback required by (I) above, must include a minimum 1.5 metre-wide **landscaping** strip along the **rear lot line**;
- (K) If a **lot** fronts onto Avenue Rd. between the Melrose Avenue and Joicey Boulevard rights of way, no part of a **building** or **structure** is to be located within a setback from the **front lot line** that is the average of the shortest distance by which the front wall(s) of the adjacent building(s) or structure(s) are set back from their **front lot line**;
- (L) A **building** or **structure** must be no less than 10.0 metres from the top of bank of a valley or ravine;
- (M) Any **building** or **structure** 3 **storeys** or greater in height must have a minimum 2.0 metre step-back at the top of the second **storey** from all **main walls** facing a **lot line** which abuts a **street**, measured from the exterior of the **main wall**. [ By-law: 236-2016 ]
- (N) Any **building** or **structure** abutting Avenue Rd. must be built to a minimum height of two **storeys** at the **lot line** or the **front yard setback** provided for in paragraph (K) above and occupying at least 80% of the length of the portion of the **lot** abutting Avenue Rd.;
- (O) The finished floor level of the first **storey** of any **building** or **structure** fronting on to Avenue Rd. must be within 0.2 metres of grade measured at the **street** line directly opposite each pedestrian opening; and
- (P) At least 60% of the floor area of the first **storey** of any **building** or **structure** fronting on to Avenue Rd. must be used for non-residential purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)



(1544) Exception CR 1544

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building or structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(1546) Exception CR 1546

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the uses listed in Article 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership.**

Prevailing By-laws and Prevailing Sections: (None Apply)

(1547) Exception CR 1547

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building or structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the Residential Zone category is 9.5 metres; and
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(1548) Exception CR 1548

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.40.10 (2), and 40.10.40.10 (3), the maximum height of a **building or structure** that has only commercial uses is one **storey**;
- (B) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building or structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (C) The minimum **building setback** from a **lot line** in the Residential Zone category is 9.5 metres; and
- (D) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(1551) Exception CR 1551



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;  
(B) On the lands known municipally as 938 Queen St. W. in 1992, Section 12(1) 300 of former City of Toronto By-law 438-86; and  
(C) On the lands known municipally as 952 Queen St. W. in 1992, Section 12(1) 301 of former City of Toronto By-law 438-86.

(1553) Exception CR 1553

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1554) Exception CR 1554

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and  
(B) On the lands municipally known as 209 Roncesvalles Ave. in 1994, Section 12(1) 374 of former City of Toronto By-law 438-86.

(1555) Exception CR 1555

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and  
(B) On the lands municipally known as 892 Bloor St. W. in 1994, Section 12(1) 375 of former City of Toronto By-law 438-86.

(1556) Exception CR 1556

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 336 of former City of Toronto By-law 438-86; and
- (C) On the lands municipally known as 1312 Bloor St. W. in 1994, Section 12(1) 376 of former City of Toronto By-law 438-86.

(1557) Exception CR 1557

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 1125 Bloor St. W. in 1994, Section 12(1) 377 of former City of Toronto By-law 438-86.

(1558) Exception CR 1558

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) On the lands municipally known as 1200 King St. W. in 1994, Section 12(1) 378 of former City of Toronto By-law 438-8; and
- (C) On the lands municipally known as 1211 and 1221 King St. W. in 1988, Section 12(2) 26, Section 12(2) 27 and Section 12(2) 28 of former City of Toronto By-law 438-86. [ By-law: 1124-2018 ]

(1560) Exception CR 1560

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) On the lands municipally known as 600 Victoria Park in 2004, Section 12(1) 464 of former City of Toronto By-law 438-86.

(1563) Exception CR 1563

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1564) Exception CR 1564

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1570) Exception CR 1570

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 68 of former City of Toronto By-law 438-86;

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(C) On 826 Bloor St. W., the odd numbered addresses of 749A-753B Shaw St., former City of Toronto by-law 463-92.

(1571) Exception CR 1571

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 68 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1572) Exception CR 1572

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(B) On 1435 Queen St. E., City of Toronto by-law 490-04; and

(C) On 1480 Queen St. E., former City of Toronto by-law 61-89.

(1573) Exception CR 1573

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(B) On or between the even numbered addresses of 1460-1470 Gerrard St. E., former City of Toronto by-law 879-78.

(1574) Exception CR 1574



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 206 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 215 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On or between the even numbered addresses of 1864-1876 Queen St. E., City of Toronto by-law 983-09.

(1575) Exception CR 1575

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1576) Exception CR 1576

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On 204 Main St., former City of Toronto by-law 292-75.

(1578) Exception CR 1578

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On 807 Broadview Ave., City of Toronto by-law 250-08.

(1579) Exception CR 1579

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1581) Exception CR 1581



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) These **premises** must comply with Exception 900 11.10(2).
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category;

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(1) 199 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 336 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1584) Exception CR 1584

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1586) Exception CR 1586

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (B) On 510, 518, and 522 St. Clair Ave. W., City of Toronto by-law 984-04; and
- (C) On the even numbers of 524 and 534 St. Clair Ave. W., City of Toronto by-law 1101-09.

(1589) Exception CR 1589

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions: (None Apply)**

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) City of Toronto by-law 1167-09.

(1590) Exception CR 1590



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 366 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1353-2015 ]

(1593) Exception CR 1593

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On or between the odd numbered addresses of 607-621 Delaware Ave. N., former City of Toronto by-law 221-79.

(1596) Exception CR 1596

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On or between the odd numbered addresses of 901-939 Danforth Ave., former City of Toronto by-law 359-76.

(1597) Exception CR 1597

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and



(D) On 257 Jarvis St., the odd numbered addresses of 261-269 Jarvis St., 279 Jarvis St., former City of Toronto by-law 487-91.

(1598) Exception CR 1598

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(B) On 1102 Dundas St. W., 1104 Dundas St. W., the even numbered addresses of 1106-1116 Dundas St. W., former City of Toronto by-laws 564-82 and 634-88.

(1603) Exception CR 1603

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and

(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]

(B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86;

(C) Section 12(2) 207 of former City of Toronto By-law 438-86; and

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1604) Exception CR 1604

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and

(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]



- (B) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 207 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (F) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1605) Exception CR 1605

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) If the requirements of Schedule "A" of By-law 383-2016(OMB) are complied with then (B) to (O) apply;
- (B) None of the provisions of Regulations 5.10.40.70 (1) and (2), 40.5.40.10 (1), (4) and (5), 40.5.40.40 (1), (2), (3) and (4), 40.10.40.1 (1), 40.10.40.10 (2), 40.10.40.40 (1), 40.10.40.50 (1), 40.10.40.60, 40.10.40.70 (2), 40.10.90.40 (3), , 200.15.1.5 (1), 200.15.10 (1), 220.5.10.1, 230.5, 230.40.1.20, will apply to prevent the construction and use of a **mixed use building** on the lands municipally known as 175-191 Dundas Street East and 235 Jarvis Street;
- (C) The **lot** is the lands outlined by heavy lines on Diagram 1 of By-law 383-2016(OMB);
- (D) The **gross floor area** used for **dwelling units** must not exceed 37,200 square metres;
- (E) The **gross floor area** used for other than **dwelling units** must not exceed 200 square metres;
- (F) Height is measured from Canadian Geodetic Datum elevation 89.25 metres;
- (G) The height of a building or structure must not exceed the height in metres permitted as indicated by the numbers following the letter "H" on Diagram 3 of By-law 383-2016(OMB);
- (H) Despite (G) above, the following may exceed the height indicated by the number following the letter "H" as shown on Diagram 3 of By-law No. 383-2016(OMB):
  - (i) Structures used for outside or open air recreation, maintenance, safety, or wind protection purposes, terraces, elements of a green roof, insulation and roof surface materials, railings, parapets, window washing equipment, ornamental or architectural features, ramps, electrical and mechanical equipment, stair enclosures, elevator overruns, chimney stacks, vents and air intakes, communications equipment, lightning rods, cornices, light fixtures, canopies and awnings, landscape features, public art features, trellises, eaves, window sills, balustrades and doors;
- (I) A minimum of 1,200 square metres of indoor **amenity space** and a minimum of 600 square metres of outdoor **amenity space** must be provided on the **lot**;
- (J) Despite 800.50 (15), a guest suite unit is considered indoor **amenity space**;
- (K) A minimum of 475 long-term **bicycle parking spaces** and a minimum of 53 short-term **bicycle parking spaces** must be provided on the **lot** for residential uses and a minimum of 5 short-term **bicycle parking spaces** and 1 long-term **bicycle parking space** must be provided on the **lot** for commercial uses, and long term and short term **bicycle parking spaces** may be located in a **stacked bicycle parking space** or in bicycle lockers or on a rack/hook on a wall including the wall associated with a vehicle **parking space**;
- (L) Despite 200.5.10.1 (1), a minimum of 45 **parking spaces** must be provided on the **lot** for the residents of the **dwelling units** of which 2 **parking spaces** may be used as car-share **parking spaces** and 1 **parking space** must be an accessible **parking space**;
- (M) Despite 200.5.10.1 (1), no visitor **parking spaces** are required and no **parking spaces** are required for gross floor area used for uses other than dwelling units;
- (N) Despite Regulation 200.5.1.10(2), up to 7 **parking spaces** which are obstructed on one side may have minimum dimensions of 2.6 metres in width by 5.6 metres in length;
- (O) A minimum of one type G **loading space** and one type C **loading space** must be provided and maintained on the **lot**;



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 383-2016 (OMB) ]

(1608) Exception CR 1608

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(1611) Exception CR 1611

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On 120 Adelaide St. E., the even numbered addresses of 132-134 Adelaide St. E., 142 Adelaide St. E., 111 Lombard St., 95 Lombard St., former City of Toronto by-law 245-86; and
- (C) On 142 Adelaide St. E., and 111 Lombard St., Section 12(2) 260 of former City of Toronto By-law 438-86.

(1622) Exception CR 1622

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **duplex** is permitted. [TO: 438-86; 12(1) 243(a)]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1628) Exception CR 1628

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1634) Exception CR 1634

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1638) Exception CR 1638

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1640) Exception CR 1640

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 87 Avenue Rd. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and [TO: 438-86; 12(1) 428]
- (B) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1647) Exception CR 1647

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a **mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]



(B) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 431 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 316 of former City of Toronto By-law 438-86; and
- (E) Former City of Toronto by-law 97-0194.

(1649) Exception CR 1649

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 431 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 316 of former City of Toronto By-law 438-86; and
- (D) Former City of Toronto by-law 97-0194.

(1652) Exception CR 1652

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On the lands municipally known as 5 and 7 Lowther Ave. and 50, 52, and 54 Avenue Rd., Section 12(2) 237 of former City of Toronto By-law 438-86.

(1653) Exception CR 1653

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (B) These **premises** must comply with Exception 900 11.10(2).



**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;**
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and**
- (C) Section 12(2) 324 of former City of Toronto By-law 438-86.**

**(1660) Exception CR 1660**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) On the lands municipally known as 483 Queen St. W. in 1996, clothing **manufacturing use, warehouse, and wholesaling use** are permitted; and [TO: 438-86; 12 (1) 86]
- (B) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**(1673) Exception CR 1673**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions: (None Apply)**

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

**(1687) Exception CR 1687**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions: (None Apply)**

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and**
- (B) Former City of Toronto by-law 97-0194.**

**(1696) Exception CR 1696**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions: (None Apply)**

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and**
- (B) On lands municipally known as 51 Bond St., City of Toronto by-law 1015-03.**

**(1699) Exception CR 1699**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions: (None Apply)**

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;



- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1701) Exception CR 1701

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1712) Exception CR 1712

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1715) Exception CR 1715

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1721) Exception CR 1721

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On or between the even numbered addresses of 536-538 Lansdowne Ave., former City of Toronto by-law 108-78.

(1722) Exception CR 1722

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



(A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category; and

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 335 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1723) Exception CR 1723

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1726) Exception CR 1726

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) On 18T-22T St. Thomas St., former City of Toronto by-law 215-86.

(1728) Exception CR 1728

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A combined **retail store**, **manufacturing use** and **warehouse** are permitted; and
- (B) No more than two **driveways** to Jarvis St. are permitted. [TO: 438-86; 12(1) 1]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1729) Exception CR 1729

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions:

- (A) A combined **retail store, manufacturing use** and **warehouse** are permitted; and
- (B) No more than two **driveways** to Jarvis St. are permitted. [TO: 438-86; 12(1) 1]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1732) Exception CR 1732

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1733) Exception CR 1733

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1735) Exception CR 1735

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 173, 177, 181 and 185 Yonge St., 8, 12, 16 and 20 Queen St. E., and 142 and 144 Victoria St. in 1979, a **building** may have a height of 76.2 metres within 9.1 metres of the northerly limit of Queen St. E., if:
  - (i) no portion of the **building** within 9.1 metres of the easterly limit of Yonge St. or westerly limit of Victoria St. exceeds a height of 30.5 metres; and
  - (ii) no portion of the **building**, except for one of more structural columns, is within 3.1 metres of the easterly limit of Yonge St. or of the northerly limit of Queen St. E. within the vertical distance contained between the elevation of the public sidewalk at the aforesaid limits and the elevation that is 3.1 metres above the public sidewalk at these limits. [TO: 438-86; 12(1) 109]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 431 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 316 of former City of Toronto By-law 438-86; and
- (F) Former City of Toronto by-law 97-0194. [ By-law: 1682-2019 ]

(1741) Exception CR 1741



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 315-319 Spadina Ave. in 1986, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1745) Exception CR 1745

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1746) Exception CR 1746

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (B) On the lands municipally known as 1140 Bloor St. W in 1980, section 12(1) 134 (viii) of former City of Toronto By-law 438-86; and
- (C) On 1140 Bloor St. W., 1 Dundas St. W., former City of Toronto by-law 294-79.

(1750) Exception CR 1750

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 1319 Bloor Street West, as shown on Diagram 1 of By-law 589-2022 if the requirements of Section 11 and Schedule A of By-law 589-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below;
- (B) Despite 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (C) Despite Regulation 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 113.0 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number, following the letters "HT" in metres as shown on Diagram 6 of By-law 589-2022;
- (E) Despite (D) above and Regulation 40.10.40.10(2), there is no maximum height for a **transportation use** located within the area labelled as "Metrolinx conveyance" on Diagram 6 of By-law 589-2022;



- (F) Despite (D) above and Regulations 40.5.40.10(4), 40.5.40.10(5), and 40.5.40.10(6), the following equipment and structures may project beyond the permitted maximum height of a **building**, in accordance with the following:
- (i) **structures** on any roof used exclusively for the storage of mechanical, electrical, or other equipment used for the functional operation of the **building** may project above the height limits to a maximum of 6.5 metres;
  - (ii) **structures** on any roof used for elevators, elevator overruns, window washing equipment, and related structural elements may project above the height limits to a maximum of 8.0 metres;
  - (iii) **structures** on any roof used for outdoor **amenity space** or open air recreation may project above the height limits to a maximum of 3.5 metres;
  - (iv) balcony dividers, privacy screens, parapets, architectural elements, landscape features, light fixtures, acoustical and privacy screens, sound barriers, and wind mitigation equipment may project above the height limits to a maximum of 2.0 metres; and
  - (v) crash walls and **structures** associated with rail safety mitigation;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 61,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 60,000 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,500 square metres;
  - (iii) a minimum of 200 square metres of the permitted non-residential **gross floor area** must be provided for a **transportation use**; and
  - (iv) a minimum of 464 square metres of the permitted non-residential **gross floor area** must be provided for a community centre;
- (H) a minimum of 20 percent of the total **dwelling units** on the **lot** must contain a minimum of two-bedroom **dwelling units**;
- (I) a minimum of 10 percent of the total **dwelling units** on the **lot** must contain a minimum of three-bedroom **dwelling units**;
- (J) The maximum permitted floor area of any **storey** above a height of 45.0 metres, measured from the Canadian Geodetic Elevation of 113.0, is 850 square metres;
- (K) For the purposes of this exception:
- (i) the **floor area** of a **storey** located above a height of 45.0 metres is measured from the exterior of the **main walls**;
- (L) Despite Regulations 40.10.40.70(2), and 40.10.40.80(2), the required minimum **building setbacks** and the required minimum separation of **main walls** are as shown, in metres, on Diagram 6 of By-law 589-2022;
- (M) Despite (L) above and Regulations 40.10.40.70(2) and 40.10.40.80(2), there are no minimum **building setbacks** or minimum separation of **main walls** for a **transportation use** located within the area labelled as "Metrolinx conveyance" on Diagram 6 of By-law 589-2022;
- (N) Despite (L) above, the required minimum **building setback** for the ground floor is:
- (i) 7.0 metres from Bloor Street West, except for the portion of a **main wall** of a **building** containing a **transportation use**; and
  - (ii) 7.5 metres, exclusive of structural support columns, from St. Helen's Avenue for the first 28.5 metres south of Bloor Street West;
- (O) Despite (L) above and Regulations 40.10.40.60(1), 40.10.40.60(2), 40.10.40.60(3), 40.10.40.60(4), 40.10.40.60(5), 40.10.40.60(6), 40.10.40.60(7), 40.10.40.60(8), and 40.10.40.60(9), the following elements may encroach into the required minimum **building setbacks** and minimum separation distances as follows:
- (i) cornices, window sills, eaves, balustrades, ornamental or architectural features, to a maximum extent of 0.75 metres;
  - (ii) balconies, to a maximum extent of 3.5 metres;
  - (iii) canopies along Bloor Street West to a maximum extent of 8.5 metres;



- (iv) canopies, other than those in (iii) above, and awnings, including structural support structures, to a maximum extent of 4.0 metres;
  - (v) railings, planters, stairs, light fixtures, bollards, safety railings, guards, guardrails, wheelchair ramps, bicycle parking facilities, landscape features, architectural features, and art installations to a maximum extent of 2.0 metres; and
  - (vi) crash walls and **structures** associated with rail safety mitigation;
- (P) Despite Regulations 200.5.10.1(1) and 200.5.10.1(2) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) Resident requirement for a **dwelling unit** in an **apartment building** or **mixed use building**:
    - (a) a minimum of 0 **parking spaces** for each **dwelling unit**;
    - (b) a maximum of 0.3 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
    - (c) a maximum of 1.0 **parking space** for each bachelor **dwelling unit** greater than 45 square metres;
    - (d) a maximum of 0.5 **parking spaces** for each one-bedroom **dwelling unit**;
    - (e) a maximum of 0.8 **parking spaces** for each two-bedroom **dwelling unit**; and
    - (f) a maximum of 1.0 **parking space** for each three-bedroom **dwelling unit**;
  - (ii) Visitor requirement for a **dwelling unit** in an **apartment building** or **mixed use building**:
    - (a) a minimum of 2.0 **parking spaces** plus 0.01 **parking spaces** per **dwelling unit**;
    - (b) a maximum of 1.0 **parking space** per **dwelling unit** for the first five **dwelling units**; and
    - (c) a maximum of 0.1 **parking spaces** per **dwelling unit** for the sixth and subsequent **dwelling units**;
  - (iii) 0 **parking spaces** are required for non-residential uses; and
  - (iv) A minimum of three **parking spaces** for "car-share";
- (Q) For the purposes of this exception:
- (i) "car-share" 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 to at least the occupants of the **building** or short term rental, including hourly rental;
  - (ii) "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for 'car-share' purposes;
- (R) Despite Regulations 200.15.1(1) and 200.15.10(1) and By-law 579-2017, ten 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;
  - (iii) Accessible **parking spaces** are required to be within 30 metres of a barrier free entrance to the **building** and passenger elevator that provides access to the first **storey** of the **building**;
- (S) Despite Clause 220.5.10.1, a minimum of one Type "G" **loading space** and one Type "C" **loading space** must be provided on the **lot**;
- (T) Regulations 230.5.1.10(9) and 230.40.1.20(2), in relation to the location of "long-term" and "short-term" **bicycle parking spaces**, do not apply;
- (U) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;



(V) An opening in the **main wall** of the building abutting Bloor Street West is required and must provide unobstructed pedestrian access to the privately owned publically accessible open space in accordance with the following:

- (i) the required opening in the **main wall** must have a minimum width of 8.6 metres;
- (ii) the required opening under (i) above must have a minimum vertical clearance of 10.0 metres, measured from the finished grade to the underside of the floor above, excluding canopy and other architectural and decorative elements, including light fixtures; and
- (iii) the south end of the required opening abutting Bloor Street West and providing unobstructed pedestrian access to the privately owned publically accessible open space must have a vertical clearance of 8.0 metres, measured from the finished grade to the underside of the floor above, excluding canopy and other architectural and decorative elements, including light fixtures;

(W) A multi-use path with a minimum width of 4.75 metres is required along the southern **lot line**, as shown on Diagram 6 of By-law 589-2022.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 589-2022 ]

(1752) Exception CR 1752

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 199 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 187 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Section 12(2) 336 of former City of Toronto By-law 438-86; and
- (E) On the lands municipally known as 1415 Bloor St. W in 1993, Section 12(1) 349 of former City of Toronto By-law 438-86.

(1753) Exception CR 1753

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 199 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1757) Exception CR 1757

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, any part of a **building** above the first **storey** must be used for residential use.; and [TO: 438-86; 12(2) 101]
- (B) On 104 Carlton Street, 249 and 255 Mutual Street, (A) above does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;



- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1124-2018 ]

(1761) Exception CR 1761

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 228 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1762) Exception CR 1762

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1764) Exception CR 1764

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 1441 King St. W. in 1994, Section 12(2) 296 of former City of Toronto By-law 438-86.

(1765) Exception CR 1765



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) An **apartment building** is a permitted **building** type, if:
- (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
  - (ii) the **building lot coverage** does not exceed 50%;
  - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
  - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
  - (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**(1766) Exception CR 1766**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 25, 29, and 31 Roncesvalles Ave. in 1988, Section 12(1) 267 of former City of Toronto By-law 438-86.

**(1768) Exception CR 1768**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor St. W and the block bounded by Huron St., Prince Arthur Ave., St. George St., and Bloor St. W except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**(1770) Exception CR 1770**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and



(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1773) Exception CR 1773

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1776) Exception CR 1776

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1778) Exception CR 1778

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1782) Exception CR 1782

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 294 of former City of Toronto By-law 438-86;

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(C) Section 12(2) 346 of former City of Toronto By-law 438-86;

(D) City of Toronto by-law 1172-2009; and

(E) On 43 Argyle St., and the even numbered addresses of 994-996 Queen St. W., former City of Toronto by-laws 184-81 and 283-81.

(1785) Exception CR 1785

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced [TO: 438-86; 12(1) 320];



- (B) These **premises** must comply with Exception 900 11.10(2);
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1787) Exception CR 1787

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1790) Exception CR 1790

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 2782 Dundas St. W. in 1986, a **vehicle repair shop** is permitted if the regulations of this By-law are complied with; [TO: 438-86; 12(1) 340]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1791) Exception CR 1791

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1792) Exception CR 1792

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and  
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1793) Exception CR 1793

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and  
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1796) Exception CR 1796

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and  
(D) Section 12(2) 321 of former City of Toronto By-law 438-86.

(1798) Exception CR 1798

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 203 of former City of Toronto By-law 438-86; and  
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1799) Exception CR 1799

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;



- (C) Section 12(2) 228 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1800) Exception CR 1800

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1801) Exception CR 1801

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 2353, 2355, and 2359 Queen St. E. in 1987, the minimum **front yard building setback** is 6.0 metres. [TO: 438-86; 12(2)185 (i)]
- (B) On the lands municipally known as 2353, 2355, and 2359 Queen St. E. in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1802) Exception CR 1802

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 1903 and 1904 Queen St. E. in 1987, the minimum **front yard building setback** is 6.0 metres; [TO: 438-86; 12(2)185 (i)]
- (B) On the lands municipally known as 1903 and 1904 Queen St. E. in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1803) Exception CR 1803

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 2200, 2202, 2204 and 2206 Queen St. E. in 1993, the minimum **front yard setback** is 2.0 metres; and



- (B) no **vehicle** may be parked within 2.0 metres of the **front lot line**; and [TO: 438-86; 12(2) 283]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1805) Exception CR 1805

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 257 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1811) Exception CR 1811

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **vehicle fuel station, vehicle service shop, vehicle repair shop, public parking, vehicle washing establishment**, or builder's supply yards is permitted; and
- (B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop, eating establishment, take-out eating establishment, service shop, or ancillary** showroom is permitted if it is located on the **first floor** of the **building**; and [TO: 438-86; 12(1) 364]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1822) Exception CR 1822

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1824) Exception CR 1824

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;



- (C) On 38 The Esplanade, City of Toronto by-law 26-07; and
- (D) Provision (B) above, does not apply to 38 The Esplanade.

**(1826) Exception CR 1826**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 216 of former City of Toronto By-law 438-86.

**(1830) Exception CR 1830**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

**(1834) Exception CR 1834**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 366 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 276 of former City of Toronto By-law 438-86; and
- (E) On 401 Bay St., 160 Yonge St. and 176 Yonge St., former City of Toronto by-laws 998-88, 74-93, and 1994-0605 and City of Toronto by-law 460-2006. [ By-law: 1682-2019 ]

**(1842) Exception CR 1842**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 366 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 276 of former City of Toronto By-law 438-86; and
- (E) On 333 Bay St., the odd numbered addresses 353-365 Bay St., 132 Yonge St., 37 Richmond St. W., 9 Temperance St., and 40 Temperance St. former City of Toronto by-laws 998-88, 74-93, 1994-0605 and City of Toronto by-law 460-2006.

**(1845) Exception CR 1845**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) On the lands municipally known as 875 Queen St. E. in 1973, a **crisis care shelter** or **municipal shelter** for women are permitted; and [TO: 438-86; 12(1) 41]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1845) Exception CR 1845

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 875 and 887 Queen Street East, if the requirements of By-law 109-2016, including the portions relating to agreements pursuant to Section 37 of the *Planning Act*, are complied with, none of the provisions of Clause and Regulations 40.5.40.10, 40.5.40.10.(1), 40.5.40.10.(2), 40.5.40.70.(1), 40.10.20.10.(B), 40.10.40.1.(1), 40.10.40.1.(6), 40.10.40.10.(2), 40.10.40.40, 40.10.40.50, 40.10.40.70, 40.10.40.80.(2), 150.20, 150.22, 200.5.1.10(1), 200.5.10.1(1), 200.15.1.5, 220.5.10.1(3), 230.5.1.10.(7), 230.5.1.10.(9), 230.5.10.1.(1), 230.5.10.1.(2), 230.5.10.1.(5), 230.40.1.20.(2) and 900.11.10(2) apply to prevent the erection or use of a **building, structure**, addition or enlargement, and uses **ancillary** thereto, permitted in By-law 109-2016;
- (B) The total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 13,110.0 square metres and:
  - (i) the total **gross floor area** for residential uses must not exceed 11,500.0 square metres, of which a minimum of 1,827.31 square metres must be exclusively devoted to a **Crisis Care Shelter** or **Municipal Shelter**;
  - (ii) the total **gross floor area** for non-residential uses must not exceed 1,610.0 square metres; and
  - (iii) any unit that accommodates a use permitted under the non-residential uses symbolized by the letter 'c', with or without conditions, in regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), may not exceed 930.0 square metres;
- (C) A maximum of 122 **dwelling units** are permitted on the lands;
- (D) A minimum of three (3) non-residential units must be provided, and must:
  - (i) have frontage on Queen Street East; and (ii) be directly accessible from Queen Street East;
- (E) A **Crisis Care Shelter** and a **Municipal Shelter**, being permitted uses, are not subject to the conditions in regulations 40.10.20.100(31), 40.10.20.100(43) or Sections 150.20 and 150.22;
- (F) The height of a **building** or **structure** is measured as the distance between Canadian Geodetic Datum elevation 79.65 metres and the highest point of the **building** or **structure**, and must not exceed the height in metres specified by the numbers following the symbol "H" as shown on Diagram 3 of By-law 109-2016;
- (G) Despite (E) above, canopies, awnings, **building** cornices, window washing equipment, lighting fixtures, ornamental elements, lightning rods, parapets, trellises, eaves, window sills, guardrails, railings, stairs, stair enclosures, air intakes and vents, ventilating equipment, landscape and green roof elements, partitions division outdoor recreation areas, wind mitigation elements, chimney stack, exhaust flues, associated mechanical equipment overrun, elevator/stair overrun and garbage chute overruns and garbage chute overruns may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 109-2016 by 2.0 metres;
- (H) Minimum **building** height setbacks must be provided as shown on Diagram 3 of By-law 109-2016;
- (I) Minimum **building** setbacks must be provided as shown on Diagram 3 of By-law 109-2016;
- (J) No **building** setbacks are required for portions of the **building** or **structure** below **established grade**, which is 79.65 metres Canadian Geodetic Datum;
- (K) Despite (H) above, canopies, awnings, **building** cornices, lighting fixtures, window washing equipment, ornamental elements, lightning rods, trellises, parapets, eaves, window sills, guardrails, railings, stairs, stair enclosures, wheel chair ramps, air intakes and vents, landscape and green roof elements, partitions dividing outdoor recreation area, wind mitigation elements, and other minor



architectural façade details may project no more than 0.45 metres beyond the heavy lines shown on Diagram 3 of By-law 109-2016;

(L) Despite (H) above, balconies, guard rails and balcony dividers, above a height of 14.0 metres, may project beyond the heavy lines shown on Diagram 3 of By-law 109-2016 to a maximum of 1.8 metres;

(M) **Amenity space** must be provided and maintained on the **lot** in accordance with the following:

- (i) a minimum of 1.03 square metres of indoor residential **amenity space** per **dwelling unit** must be provided and maintained on the **lot**; and
- (ii) a minimum of 0.53 square metres of outdoor **amenity space** per **dwelling unit** must be provided and maintained on the **lot**;

(N) **Parking spaces** must be provided and maintained on the **lot** in accordance with the following:

- (i) a minimum of 1.0 **parking space** must be provided for each **dwelling unit**;
- (ii) a minimum of 17 resident visitor **parking spaces** and 4 **crisis care shelter** or **municipal shelter parking spaces** must be provided; and
- (iii) a maximum of 77 **parking spaces** may be provided as **public parking**, which may include the **parking spaces** required by subsection (N)(ii), but which does not include the **parking spaces** required by subsection (N)(i) above;

(O) Despite Section 200.5.1.10.(2), a maximum of 5 **parking spaces** which are obstructed on one side in accordance with Section 200.5.1.10.(2)(D) may have a minimum width of 2.6 metres, and a maximum of 2 **parking spaces** may have a minimum length of 4 metres;

(P) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:

- (i) a minimum of 112 **bicycle parking spaces** must be provided for residents; and
- (ii) a minimum of 17 **bicycle parking spaces** must be provided for visitors;

(Q) **Dwelling units** are not permitted on the **first floor** or any level below grade;

(R) The **lot** is delineated by heavy lines on Diagram 1 of By-law 109-2016;

(S) None of the provisions of By-law No. 138-2003, specifically Section 2, will apply to prevent a **municipal shelter** to be located on the lands known municipally in the year 2016 as 875 and 887 Queen Street East; and

(T) None of the provisions of this By-law shall apply to prevent a temporary sales office on the **lot**, which shall mean a **building** or **structure** used for the purpose of the sale of **dwelling units**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2)270(a) of former City of Toronto By-law No. 438-86. [ By-law: 109-2016 Enacted ]

(1852) Exception CR 1852

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1854) Exception CR 1854

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **shipping terminal** or **warehouse** is permitted; and [TO: 438-86; 12(1) 52]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:



(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1857) Exception CR 1857

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **shipping terminal** or **warehouse** is permitted; and [TO: 438-86; 12(1) 52]

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1859) Exception CR 1859

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 767 and 771 Yonge St. in 1978, the maximum floor space index for all permitted non-residential uses under Article 40.10.20 of this By-law must not exceed 6.5; and [TO: 438-86; 12(1) 82]

(B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1860) Exception CR 1860

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery** are permitted, if:

(i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;

(ii) the principal entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;

(iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, or financial institution**. [TO: 438-86; 12 (1) 87]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1861) Exception CR 1861

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; 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. [ By-law: 1682-2019 ]

(1864) Exception CR 1864

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 99 River St. in 1981, a leather goods **manufacturing use** is permitted, if the **gross floor area** of the **building** does not exceed a floor space index of 2.5. [TO: 438-86; 12 (1) 336]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1865) Exception CR 1865

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1870) Exception CR 1870

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 20 St. Patrick St., former City of Toronto by-law 273-78.

(1873) Exception CR 1873

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, any part of a **building** above the first **storey** must be used for residential use; and [TO: 438-86; 12(2) 101]
- (B) On the even numbered addresses of 68-80 College Street, and the odd numbered addresses of 71-85 Grenville Street, (A) above does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1124-2018 ]

(1877) Exception CR 1877



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1878) Exception CR 1878

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1883) Exception CR 1883

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On or between the odd numbered addresses of 997-1001 Bay St., 21 St. Joseph St., former City of Toronto by-law 123-86; and
- (C) On the lands municipally known as 21 St. Joseph St., Section 12 (2) 162 of former City of Toronto By-law 438-86.

(1884) Exception CR 1884

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Public parking** in a **building** or **structure** is not permitted [TO: 438-86; 12(2) 132];
- (B) These **premises** must comply with Exception 900 11.10(2);
- (C) On the lands, any part of a **building** above the first **storey** must be used for residential use; and [TO: 438-86; 12(2) 101]
- (D) On 427 Spadina Avenue, 140 and 142 King Street East, 80 and 84 Carlton Street, 102 and 104 Mutual Street, the odd numbered addresses of 93-105 Carlton Street, 231 Mutual Street, on the even numbered addresses of 122-144 Dundas Street East, 154 and 160 Dundas Street East, on the even numbered addresses of 600-608 Sherbourne Street, and the odd numbered addresses of 405-421 Bloor Street East, (C) above does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1124-2018 ]

(1890) Exception CR 1890

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Public parking** in a **building** or **structure** is not permitted [TO: 438-86; 12(2) 132]; and



(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On 525 Dundas St. W., former City of Toronto by-law 805-87.

(1893) Exception CR 1893

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 137 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1894) Exception CR 1894

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 137 of former City of Toronto By-law 438-86.

(1895) Exception CR 1895

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 137 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1901) Exception CR 1901

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1902) Exception CR 1902



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1906) Exception CR 1906

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]
- (B) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, or **vehicle washing establishment** is not a permitted use if the **front lot line** setback is greater than 1.5 metres; and [TO: 438-86; 12(2) 196]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 196 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 207 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1909) Exception CR 1909

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 203 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1911) Exception CR 1911

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Public parking** in a **building** or **structure** is not permitted; [TO: 438-86; 12(2) 132];
- (B) On a **lot**, a **building** or **structure** that has assisted housing has a parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2) 207]; and
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and
- (C) On the lands municipally known as 245 Carlton St. in 1994, Section 12(1) 373 of former City of Toronto By-law 438-86. [ By-law: 1124-2018 ]

(1913) Exception CR 1913



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, any part of a **building** above the first **storey** must be used for residential use; [TO: 438-86; 12(2) 101]
- (B) These **premises** must comply with Exception 900 11.10(2); and
- (C) On the even numbered addresses of 388-402 Parliament Street, (A) above does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 207 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1124-2018 ]

(1915) Exception CR 1915

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).
- (B) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 207 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 239 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1916) Exception CR 1916

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2); and
- (B) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 207 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 239 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (F) On 393 Dundas St. E., former City of Toronto by-law 198-89.
- (G) City of Toronto by-law 1098-2002. [ By-law: 420-2023 ]

(1917) Exception CR 1917

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 207 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 239 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (F) On 431 Dundas St. E., former City of Toronto by-law 198-89; and
- (G) On 296 Parliament St., former City of Toronto by-law 646-91.
- (H) City of Toronto by-law 1098-2002. [ By-law: 420-2023 ]

(1920) Exception CR 1920

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) City of Toronto by-law 180-2005. [ By-law: 1682-2019 ]

(1921) Exception CR 1921

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1922) Exception CR 1922

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; and [TO: 438-86; 12(2) 219]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1923) Exception CR 1923

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1926) Exception CR 1926

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 219 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1928) Exception CR 1928

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 228 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 129 Harbord St., Section 12(1) 232 of former City of Toronto By-law 438-86; and
- (E) On 129 Harbord St., former City of Toronto by-law 287-93.

(1930) Exception CR 1930

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 228 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 317 of former City of Toronto By-law 438-86.

(1932) Exception CR 1932

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Former City of Toronto by-law 123-86. [ By-law: 1682-2019 ]

(1933) Exception CR 1933

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1934) Exception CR 1934

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 415 Yonge St., former City of Toronto by-law 111-72. [ By-law: 1682-2019 ]

(1935) Exception CR 1935

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1937) Exception CR 1937

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known in the year 2006 as 55 Scollard St., 36-48 Yorkville Avenue, and 1263 Bay St., City of Toronto by-law 331-06. [ By-law: 1682-2019 ]

(1939) Exception CR 1939

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(1941) Exception CR 1941

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1942) Exception CR 1942

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 276 of former City of Toronto By-law 438-86.

(1943) Exception CR 1943

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;

(B) Section 12(2) 304 of former City of Toronto By-law 438-86;

(C) On the lands municipally known as 17 Davenport Rd. and 10 Scollard St. in 1987, Section 12(1) 191 of former City of Toronto By-law 438-86; and

(D) On the lands municipally known as 29, 39 and 45 Davenport Rd. and 40 Scollard St. in 1987, Section 12(1) 192 of former City of Toronto By-law 438-86.

(1947) Exception CR 1947

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 174 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1948) Exception CR 1948

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 174 of former City of Toronto By-law 438-86;

(B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(C) On 2441 Queen St. E., former City of Toronto by-law 585-76; and

(D) On 83 Silver Birch Ave., former City of Toronto by-law 214-83.

(1949) Exception CR 1949

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) On the lands municipally known as 2363, 2365, 2367, 2369, and 2371 Queen St. E. in 1987, the minimum **front yard building setback** is 6.0 metres; [TO: 438-86; 12(2)185 (i)]
- (B) On the lands municipally known as 2363, 2365, 2367, 2369, and 2371 Queen St. E. in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1950) Exception CR 1950

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 1895, 1897, 1899, 1900, 1910, 1912, and 1914 Queen St. E. in 1987, the minimum **front yard building setback** is 6.0 metres; [TO: 438-86; 12(2)185 (i)]
- (B) On the lands municipally known as 1895, 1897, 1899, 1900, 1910, 1912, and 1914 Queen St. E. in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1951) Exception CR 1951

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On the lands municipally known as 1884 Queen St. E. in 1993, Section 12(2) 284 of former City of Toronto By-law 438-86.

(1952) Exception CR 1952

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known in the year 2019 as 5 Scrivener Square, 4, 8, 10 and 10R Price Street, 1095–1107 Yonge Street and former public lane lands, as outlined by heavy lines on Diagram 1 to By-law 267-2021(LPAT), if the requirements of Section 9 and Schedule A of By-law 267-2021(LPAT) are complied with, a **building or structure** may be erected and used in compliance with (B) to (II) below; [ By-law: 1092-2021 ]
- (B) Despite Regulation 800.50(420), the **lot** comprises all the lands shown on Diagram 1 of By-law 267-2021(LPAT);
- (C) For the purpose of this Exception, outdoor **retail stores, eating establishments and take out eating establishments** may provide retail sales, food sales and other uses from kiosks, tents, **vehicles**, tables or similar facilities and such facilities are not **buildings or structures**;



- (D) In addition to the uses permitted by Regulation 40.10.20.20(1), the following uses are also permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100 as referred to below:
- (i) Non-residential uses:
    - (a) **Eating Establishment** (1, 33);
    - (b) **Public Parking** (7, 8, 9, 10, 11); and
    - (c) **Take-out Eating Establishment** (1);
  - (E) Despite Regulation 40.10.20.20, the outdoor sales or display of goods and commodities is not subject to Regulation 40.10.20.100(20)(B) and (C);
  - (F) For the purpose of this Exception the sale, rental or leasing of bicycles is permitted as a **retail store** and the service, cleaning, repair and maintenance of bicycles is permitted as a **service shop** and both uses may operate in a single **premises**;
  - (G) Despite Regulation 40.10.40.1(1), **dwelling units** must be located above the first **storey** of a **building**;
  - (H) Despite Regulation 40.10.40.1(2), for any non-residential use, the floor level of the first **storey** must:
    - (i) Be within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance which faces a **street**; and
    - (ii) Have a pedestrian access, other than service entrances, which, if not level with a walkway closest the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
  - (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** permitted on the **lot** is as follows:
    - (i) the **gross floor area** that existed in the Existing Buildings as shown on Diagram 6 of By-law 267-2021(LPAT) on January 1, 2019, plus 150 square metres; and
    - (ii) 23,800.0 square metres, of which a maximum of 3,300.0 square metres of **gross floor area** may be used for non-residential uses;
  - (J) In addition to the provisions of Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for a below ground **public parking** facility, **amenity space** up to a maximum of 2.5 square metres per **dwelling unit** and the area in the **building** used exclusively for a **transportation use**;
  - (K) In addition to the provisions of Regulation 40.5.40.40(3) and (J) above, the **gross floor area** of a **mixed use building** is reduced by the area of a **building** occupied by any non-structural architectural or ornamental features that are attached to and project from the **main wall** of a **building**;
  - (L) Despite all of Clauses 40.5.40.70, 40.10.40.70 and 40.10.40.80 the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above ground is shown on Diagram 6 of By-law 267-2021(LPAT);
  - (M) Despite Regulations 5.10.40.70 (1) and (2), Clauses 40.5.40.60, 40.5.40.70, 40.10.40.60 and (L) above, the following elements of a **building** may project into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
    - (i) lighting fixtures, cornices, sills, eaves, railings, planters, balustrades, bollards, stairs, awnings, fences, guards, guardrails, retaining walls, wheel chair ramps or other facilities providing barrier free access, public art and landscape features;
    - (ii) canopies to a maximum horizontal projection of 1.8 metres, with the exception that a canopy on Price Street, including supporting **structures**, may project up to 5.4 metres;
    - (iii) non-structural architectural or ornamental features may project up to 0.6 metres; and
    - (iv) **structures**, elements and enclosures permitted by regulation (N) below;
  - (N) Despite Clause 40.5.40.10 and Regulation 40.10.40.10(2), the permitted maximum **building** height in metres, measured from the average elevation of the ground along the **front lot line** to the highest point of the **building** is the numerical value in metres following the HT symbol on Diagram 6 of By-law 267-2021(LPAT) except for the following projections:
    - (i) **structures**, elements and enclosures permitted by regulation (M) above;



- (ii) **structures** on any roof used for outdoor **amenity space** or open air recreation, **amenity space**, safety, noise and wind protection and/or mitigation purposes, trellis, awnings and other similar shade devices and associated structures, chimneys, vents and stacks may exceed the permitted maximum **building** height by 3.0 metres;
  - (iii) terrace dividers, privacy screens, window washing equipment, parapets and a **green roof** may exceed the permitted maximum **building** height by 2.0 metres; and
  - (iv) chillers, generators, fresh air units may exceed the permitted maximum **building** height by 0.9 metre;
- (O) Despite Regulation 40.10.40.10(2) and (N) above, the permitted height of the Existing Buildings as shown on Diagram 6 of By-law 267-2021(LPAT) is the **building** height that existed on January 1, 2019, with the exception that:
  - (i) roof top mechanical equipment and related enclosures erected on the Existing Buildings subsequent to the passing of By-law 267-2021(LPAT) may project to a maximum of 5.0 metres above the permitted height of the Existing Buildings.
- (P) For the purpose of this Exception, the phrase "average elevation of the ground along the front lot line" and the term "**established grade**" is the Canadian Geodetic Datum elevation of 123.0 metres;
- (Q) Despite (L) and (N) above, no portion of a **building** or **structure** may be located within the shaded area shown on Diagram 6 of By-law 267-2021(LPAT) from finished ground to a vertical height of 8.5 metres, with the exception of window washing equipment and the permitted projections set out in (M)(i) and (ii) above;
- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) A minimum of 0.5 **parking spaces** for each bachelor **dwelling unit** or **dwelling unit** occupied by a **home occupation**;
  - (ii) A minimum of 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) A minimum of 0.75 **parking spaces** for each **dwelling unit** containing two or more bedrooms;
  - (iv) A minimum of 0.06 **parking spaces** for each **dwelling unit** for the use of residential visitors;
  - (v) A minimum of 1.0 **parking space** for every 100 square metres of **gross floor area** devoted to non-residential uses; and
  - (vi) Despite Regulation 40.5.80.1(1), 200.5.1.10(10) and Article 200.10.1, the **parking spaces** required by (iv) and (v) above may be provided on a non-exclusive basis and may be provided within a **public parking** facility on the **lot**;
- (S) Despite Regulation 200.5.1.10(2) a maximum of 15 **parking spaces**, which number may include **parking spaces** that are parallel to the **drive aisle** from which **vehicle** access is provided, that are obstructed on one side in accordance with Regulation 200.5.1.10(2)(D), may have a minimum width of 2.6 metres and such **parking spaces** shall be designated as compact **parking spaces**;
- (T) Despite Regulation 200.5.1.10(12)(C) a **vehicle** entrance to a **building** may be 0.0 metres from the **lot line** abutting the **street**;
- (U) Despite Regulation 200.15.1(4) accessible **parking spaces** must be located within 18.0 metres, as measured horizontally from the closest point of the accessible **parking space**, of:
  - (i) an entrance to a **building**; or
  - (ii) a passenger elevator that provides access to the first **storey** of the **building**;
- (V) Despite Clause 220.5.10.1, a minimum of four **loading spaces** must be provided on the **lot**, comprised of 1 Type "G" **loading space**, two Type "B" **loading spaces** and 1 Type "C" **loading space**;
- (W) Despite Regulation 220.5.20.1(1)(A), a **driveway** to a **loading space** must have a minimum width along its entire length of 3.5 metres;
- (X) Despite Regulation 220.5.20.1(3) if a **loading space** is inside a **building** the **vehicle** entrance into or out of the **building** must have a minimum width of:
  - (i) 5.0 metres for a Type "G" **loading space**; and
  - (ii) 3.5 metres for a Type "B" **loading space** or a Type "C" **loading space**;



- (Y) Despite any Regulation of this Exception and By-law 569-2013, as amended, to the contrary, a **loading space** may be occupied by maintenance access hatches that are used in connection with permitted residential and non-residential uses;
- (Z) Despite Regulations 40.10.90.40(1) and (3), **vehicle** access to a **loading space** must be from a **lane** or a **street** which is not a major **street** on the Policy Areas Overlay Map;
- (AA) Despite Regulation 40.10.100.10(1):
  - (i) **vehicle** access must be from a **lane** or a **street** which is not a major **street** on the Policy Areas Overlay Map; and
  - (ii) **vehicle** access to the **lot** is only permitted from Price Street and that portion of Scrivener Square abutting the easterly limit of the **lot**;
- (BB) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.45 metres;
- (CC) Regulation 230.5.1.10(7) does not apply with respect to shower and change facilities;
- (DD) Despite any regulation of this Exception and By-law 569-2013 as amended, to the contrary, no **parking spaces**, **loading spaces** or **bicycle parking spaces** are required for a **building** or portion of a **building** within the area labelled as Existing Buildings on Diagram 6 of By-law 267-2021(LPAT);
- (EE) Despite Regulation 230.5.10.1(5) and (R) above, **parking spaces** and **bicycle parking spaces** are not required for **dwelling units** provided as amenity space;
- (FF) **Retail stores**, **eating establishments** and **take-out eating establishments** are permitted on the **lot** outdoors and are not subject to Regulation 5.10.40.70(4);
- (GG) Regulations 40.10.40.1(3) and (5) do not apply with respect to use and **building** orientation to a street;
- (HH) Regulation 40.10.40.10(5) does not apply with respect to the height of the first **storey**;
- (II) Regulation 150.100.30.1 does not apply with respect to the general **lot** requirements for an **eating establishment**;

Prevailing By-laws and Prevailing Sections:

- (A) On 5 Scrivener Square, former City of Toronto By-law 398-2000, except as otherwise provided for in Prevailing By-laws and Prevailing Sections, Provision (B) below.
- (B) If the requirements of Section 9 and Schedule A of By-law 267-2021(LPAT) are complied with, By-law 398-2000 does not apply as a Prevailing By-law. [ By-law: 267-2021(LPAT); 1092-2021 ]

(1966) Exception CR 1966

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands known municipally as 262 to 286 Avenue Rd., a bake shop, **club**, **eating establishment**, and **take-out eating establishment** are not permitted uses; and [TO: 438-86; 12(2) 197]
- (B) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1968) Exception CR 1968

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



(A) On the lands, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres; and [TO: 438-86; 12(2) 199]

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(B) On 730 Pape Ave., former City of Toronto by-law 987-88; and

(C) On 740 Pape Ave., former City of Toronto by-law 327-70 and 987-88.

(1969) Exception CR 1969

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres; and [TO: 438-86; 12(2) 199]

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(B) On 741 Broadview Ave., former City of Toronto by-law 355-73.

(1970) Exception CR 1970

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the main **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line**; and [TO: 438-86; 12(2) 222]

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 154 of former City of Toronto By-law 438-86;

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(C) On 1352 Bathurst St., former City of Toronto by-law 292-83; and

(D) On 21 VAUGHAN RD, former City of Toronto by-law 226-68.

(1971) Exception CR 1971

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the main **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line**; [TO: 438-86; 12(2) 222]

(B) These **premises** must comply with Exception 900 11.10(2); and

(C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and



(iii) if the rear **main wall** of a **building** does not contain windows or openings:

- (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
- (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1974) Exception CR 1974

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 257 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On 2294 Bloor St. W., former City of Toronto by-law 354-78.

(1975) Exception CR 1975

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 257 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1978) Exception CR 1978

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 257 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Section 12(2) 294 of former City of Toronto By-law 438-86;
- (D) On 2140 Bloor St. W., former City of Toronto by-law 110-87;
- (E) On 2192 Bloor St. W., former City of Toronto by-law 153-78;
- (F) On 2383 Bloor St. W., Section 12(1) 452 of By-law 438-86; and
- (G) Section 12(1) 329 of former City of Toronto By-law 438-86. [ By-law: PL130592 Nov21\_2018 ]

(1980) Exception CR 1980

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 257 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1988) Exception CR 1988

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 289 of former City of Toronto By-law 438-86.

(1989) Exception CR 1989

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 157 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 294 of former City of Toronto By-law 438-86.

(2005) Exception CR 2005

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On 312 Dundas St. W., Section 12(1) 348 of former City of Toronto By-law 438-86.

(2006) Exception CR 2006

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and



- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2010) Exception CR 2010

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86;
- (C) On the lands municipally known as 81-87 Mutual St. in 1989, Section 12(2) 229 of former City of Toronto By-law 438-86; and
- (D) On 83 Mutual St., former City of Toronto by-law 32-90.

(2011) Exception CR 2011

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 219 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2012) Exception CR 2012

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 219 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2015) Exception CR 2015

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 68 Yorkville Ave., City of Toronto by-law 300-02. [ By-law: 1682-2019 ]

(2017) Exception CR 2017

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) On the lands, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church St. is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) On 50 Gerrard St. E., City of Toronto by-law 1070-04.

(2020) Exception CR 2020

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands that have **front lot lines** on Bellair St., Cumberland St. and Yorkville Avenue, between Avenue Rd. and Bay St., the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law; and [TO: 438-86; 12(1) 126 (i)]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 94 Cumberland St., former City of Toronto by-law 22192. [ By-law: 1682-2019 ]

(2022) Exception CR 2022



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2033) Exception CR 2033

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 60 Huron St. in 1983, Section 12(1) 226 of former City of Toronto By-law 438-86.

(2034) Exception CR 2034

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2041) Exception CR 2041

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 4 Avenue Rd. in 1993, a **hotel** is permitted, if the **interior floor area** of the **building** used for the **hotel** does not exceed a floor space index of 6.5; [TO: 438-86; 12 (1) 353]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;



- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2042) Exception CR 2042

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 137 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 175 Avenue Rd., City of Toronto by-law 137-08 (OMB); and
- (E) On 195 Avenue Rd., former City of Toronto by-law 280-77.

(2046) Exception CR 2046

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 219 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2048) Exception CR 2048

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; and [TO: 438-86; 12(2) 219]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and
- (D) Section 12(5)(d) of former City of Toronto By-law 438-86.

(2057) Exception CR 2057

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 85 Bloor St. E., 44 Hayden St., City of Toronto by-law 189-01. [ By-law: 1682-2019 ]

(2059) Exception CR 2059

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) a **hospital** is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2063) Exception CR 2063

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) On 137-147 Merton St. & 319 Merton St., Section 12: (1) 308 of By-law 438-86;
- (C) On 260 Merton St., former City of Toronto by-law 96-0274;
- (D) On the lands municipally known as 319 Merton St. in 1992, Section 12(1) 308 of former City of Toronto By-law 438-86; and
- (E) On 319 Merton St., City of Toronto by-law 983-01.

(2085) Exception CR 2085



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2086) Exception CR 2086

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]

(B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 207 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 203 Jarvis St., the odd numbered addresses of 207-213 Jarvis St., the odd numbered addresses of 215-219 Jarvis St., former City of Toronto by-laws 517-76 and 197-93.

(2087) Exception CR 2087

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 150 Peter St., 375-481 Queen St. W., 375R Queen St. W. and 483-575 Queen St. W. in 1996, clothing **manufacturing use, warehouse, and wholesaling use** are permitted; [TO: 438-86; 12 (1) 86]

(B) On the lands, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]

(C) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building or structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2); and



(D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 207 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2088) Exception CR 2088

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]
- (B) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building or structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2); and
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 207 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2089) Exception CR 2089

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 213-299 Queen St. W. in 1996, clothing **manufacturing use, warehouse, and wholesaling use** are permitted; [TO: 438-86; 12 (1) 86]
- (B) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]
- (C) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building or structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2); and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;



- (D) Section 12(2) 207 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2091) Exception CR 2091

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(2092) Exception CR 2092

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A combined **retail store, manufacturing use and warehouse** are permitted; and
- (B) No more than two **driveways** to Jarvis St. are permitted. [TO: 438-86; 12(1) 1]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(2093) Exception CR 2093

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(2094) Exception CR 2094

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **vehicle fuel station** use is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2104) Exception CR 2104



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2106) Exception CR 2106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2107) Exception CR 2107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2109) Exception CR 2109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2112) Exception CR 2112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) On 111 Avenue Rd., former City of Toronto by-law 136-81.

(2114) Exception CR 2114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 431 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 316 of former City of Toronto By-law 438-86; and
- (D) Former City of Toronto by-law 97-0194.

(2116) Exception CR 2116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1 Front Street West, if the requirements of Section 6, Section 7 and Schedule A of By-law 1251-2022(OLT) are complied with, a **building or structure** may be constructed, used or enlarged in compliance with (B) to (CC) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 80.0 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite Regulation 40.10.40.1(1), all residential use portions of the **mixed-use building**, must be located above non-residential uses portions, other than: residential lobby access and residential **amenity space**;
- (D) Despite Regulation 40.10.20.100(21)(B), **outdoor patios** on the **lot** may have a collective maximum area of 560 square metres and shall be located a minimum of 2.5 metres from the southern **lot line**;
- (E) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building or structure** is the numerical value, in metres, following the letters "HT" as shown on Diagram 3 attached to By-law 1251-2022(OLT);
- (F) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.7 metres;
- (G) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** is the numerical value following the letters "ST" as shown on Diagram 3 attached to By-law 1251-2022(OLT);
- (H) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following elements of a **building or structure** may project beyond the permitted maximum **height** shown on Diagram 3 of By-law 1251-2022(OLT):
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, up to a maximum of 3.0 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, up to a maximum of 3.0 metres;
  - (iii) architectural features, parapets, and elements and structures associated with a **green roof**, up to a maximum of 0.5 metres;
  - (iv) **building** maintenance units and window washing equipment, trellises, pergolas, screens, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres; and
  - (v) planters, **landscaping** features, bollards, and guard rails, up to a maximum of 1.5 metres;
  - (vi) solar panels, light fixtures, and lightning rods, up to a maximum of 5.0 metres;



- (I) Despite Regulations 40.10.40.40(1) and (2), the permitted maximum **gross floor area** of all **buildings** and **structures** must not exceed 90,000 square metres of **gross floor area**, of which:
  - (i) a maximum of 32,000 square metres of **gross floor area** may be for residential uses; and
  - (ii) a minimum of 58,000 square metres of **gross floor area** may be for non-residential uses, of which a minimum of 36,000 square metres must be for office uses;
- (J) The provision of **dwelling units** must be provided in accordance with the following:
  - (i) a minimum of 15 per cent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 per cent must be three-bedroom **dwelling units** or larger;
  - (iii) any **dwelling units** with three or more bedroom provided to satisfy (ii) above are not included in the provision required by (i) above;
  - (iv) if the calculation of the required number of **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (K) In addition to the **building** elements which reduce **gross floor area** listed in Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the areas in a **building** or **structure** used for mechanical rooms on any level of the **building**;
- (L) Despite Regulation 40.10.40.50(2), no outdoor **amenity space** is required for non-residential uses;
- (M) Despite Regulations 40.10.40.70(1) and 40.10.40.80(1) and Clause 600.10.1, the required minimum **building setbacks** and the required minimum separation of **main walls** of any **building** or **structure** are shown on Diagram 3 of By-law 1251-2022(OLT);
- (N) An average separation distance of at least 25.0 metres must be provided between **main walls** of each **building** above a height of 46.0 metres, provided that the minimum separation distance is no less than 24.0 metres at any point between the **main walls** of each **building**;
- (O) ) Despite Regulations 40.5.40.60(1), Clause 40.10.40.60 and (M) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and **main wall** separation distance as follows:
  - (i) canopies and awnings, up to a maximum of 6.0 metres;
  - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metres;
  - (iii) cladding added to the exterior surface of the **main wall** of a **building**, architectural features, such as a pilaster, decorative column, cornice, sill, belt course, ornamental fins or chimney breast, eaves, pipes, and ladders, by a maximum of 0.5 metres; and
  - (iv) light fixtures, windowsills, and ornamental elements, by a maximum of 1.0 metre;
- (P) Despite Regulation 40.10.90.40(1), **vehicle** access to a **loading space** may be provided from Yonge Street via shared **driveway(s)** and located on the adjacent property municipally known in the year 2021 as 141 Bay Street;
- (Q) Despite Regulation 40.10.100.10(1), vehicle access may be provided from Yonge Street via shared **driveway(s)** located on the adjacent property municipally known in the year 2021 as 141 Bay Street;
- (R) Despite Regulations 200.5.1(2), 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands in accordance with the following:
  - (i) a minimum of 0.1 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) no **parking spaces** are required for residential visitors;
  - (iii) a minimum of 0.23 **parking spaces** for each 100 square metres of non-residential **gross floor area** for non-residential uses;
- (S) Despite Regulation 200.5.10.1(1), "car-share **parking spaces**" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of four (4) resident occupant **parking spaces** will be permitted for each "car-share **parking space**" provided; and
  - (ii) the maximum reduction permitted be capped by the application of the following formula:
    - (a) four (4) multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;
- (T) For the purposes of this exception:



- (i) "car-share" or "car-sharing" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and such car-share motor vehicles are made available to at least the occupants of the building or short-term rental, including hourly rental; and
- (ii) "car-share **parking space**" means a parking space exclusively reserved and signed for a car used only for car-share purposes;
- (U) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the **parking spaces** provided may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the parking space;
- (V) Despite Regulation 200.5.1.10(2)(D), Electric Vehicle Infrastructure, including electrical vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- (W) Despite Regulation 200.5.1.10(12)(B), the **vehicle** entrance or exit for a one-way **driveway** into or out of the **building** must have a minimum width of 3.0 metres;
- (X) Despite Regulation 200.15.1(1), (3) and (4), accessible **parking spaces** must be provided on the lands as follows:
  - (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;
  - (iii) accessible **parking spaces** must be located within 20.0 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (Y) Despite Regulations 220.5.1(2) and 220.5.1.10(5) and Clause 220.5.10.1, the following **loading spaces** are required and must be provided on the lands as follows:
  - (i) a minimum of five (5) Type 'B' **loading spaces**;
  - (ii) a minimum of four (4) Type 'C' **loading space**; and
  - (iii) a minimum of one (1) Type 'G' **loading space**;
- (Z) Despite (Y) above, any or all **loading spaces** may be provided on a non-exclusive basis in a below-ground **parking garage** on, or shared with, the adjacent lands municipally known in the year 2021 as 141 Bay Street;
- (AA) Despite Regulation 230.5.1.10(7), a minimum of two shower and change facilities must be provided for the required "long-term" **bicycle parking**;
- (BB) Despite Regulation 230.5.1.10(9)(A)(iii) and 230.5.1.10(9)(B)(iii), long-term **bicycle parking spaces** may be distributed on the first three levels of the **building** below-ground; and
- (CC) Despite Regulations 230.5.1.10(4)(B)(ii) and 230.5.1.10(10), both "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** having a minimum width of 0.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1251-2022(OLT) ]

(2119) Exception CR 2119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2128) Exception CR 2128



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted; [TO: 438-86; 12(1) 86]
- (B) On a **lot**, **public parking** is permitted; and
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2129) Exception CR 2129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 577 Queen St. W. in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted; [TO: 438-86; 12 (1) 86]
- (B) On a **lot**, **public parking** is permitted; and
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2130) Exception CR 2130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 205 Queen St. W. in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted;
- (B) On a **lot**, **public parking** is permitted;
- (C) These premises must comply with Exception 900.11.10(2);
- (D) Regulation 40.10.30.20(1) does not apply to a **transportation use**;
- (E) Regulations 40.10.40.10(2) (A) and (B) do not apply to a **transportation use**;
- (F) A **building** used only for a **transportation use** that is part of a transit facility is not required to comply with Regulations 40.10.40.10(4) and 40.10.40.10(5);
- (G) Regulations 40.10.40.40(1) and (2) do not apply to a **transportation use** provided that the maximum floor area is no greater than 1.0 time the area of the **lot**, as calculated only for the portion above ground;
- (H) Regulation 40.10.40.70(2) does not apply to a **transportation use**;
- (I) Regulation 40.10.40.80(2) does not apply to a **transportation use**; and
- (J) On the lands municipally known as 205 Queen St. W., Sections 12(1) 348, 12(2) 260 and 12(2) 270(a) of former City of Toronto By-law 438-86 do not apply to a **transportation use**.



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (J) in this Exception;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (J) in this Exception; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (J) in this Exception. [ By-law: 910-2022 ]

(2131) Exception CR 2131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 156-160 John St. and 307-369 Queen St. W. in 1996, clothing **manufacturing use, warehouse, and wholesaling use** are permitted; [TO: 438-86; 12 (1) 86]
- (B) On a **lot, public parking** is permitted; and
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2132) Exception CR 2132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2134) Exception CR 2134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the minimum **front yard or side yard setback** from a **lot line** abutting Church St. is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) On 377 Church St., former City of Toronto by-law 20-82.

(2137) Exception CR 2137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2140) Exception CR 2140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2141) Exception CR 2141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the minimum **front yard or side yard setback** from a **lot line** abutting Church St. is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2142) Exception CR 2142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the minimum **front yard or side yard setback** from a **lot line** abutting Church St. is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2144) Exception CR 2144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 131 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and



(D) Former City of Toronto by-law 1993-537. [ By-law: 1124-2018 ] [ By-law: 1682-2019 ]

(2145) Exception CR 2145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) 5.10.40.70 (4) 40.10.20.100 (21) (A) Regulations 40.10.40.1 (6), 40.10.40.70 (1), 40.10.40.80 (1), 40.10.50.10 (1), (2), and (3), 40.10.90.1 (1), 40.10.90.10 (1), 40.10.100.10 (1), 150.100.30.1 (1), 200.5.1 (3), 200.5.1.10 (4), (8) and (12), and (13), 200.5.10.1 (1), (6) and (7), 200.15.1.5, 220.5.20.1 (1), 230.5.1.10 (4), (5), (9) and (10) do not apply to prevent the erection or use of a **mixed use building, structure**, addition or enlargement if it complies with regulations (B) to (Q) below and Section 4 and Schedule A of By-law 1479-2017(OMB);

(B) The **lot** consists of the lands shown on Diagram 1 attached to By-law 1479-2017(OMB);

(C) Despite 40.10.40.40 (1), the **gross floor area** must not exceed 15,400 square metres, of which:

- (i) the **gross floor area** for residential uses must not exceed 15,300 square metres; and
- (ii) a minimum of 50 square metres of **gross floor area** must be provided for non-residential uses on the **lot**;

(D) Despite 40.5.40.10 (3), (4), (5), (6) and (7); 40.5.40.60 (1) and 40.10.40.60, no part 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 2 attached to By-law 1479-2017(OMB) with exception of the following:

- (i) lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, parapets, railings, 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 units, mechanical and architectural screens, guards, guardrails, retaining walls, wheel chair ramps, landscape features, and art installations may extend beyond the heavy lines shown on the attached Diagram 2 attached to By-law 1479-2017(OMB) to a maximum of 2.0 metres; and
- (ii) balconies and associated architectural structures may project beyond the heavy lines as shown on Diagram 2 of By-law 1479-2017(OMB);

(E) Despite 40.5.40.10 (1) height is measured from the Canadian Geodetic Datum elevation of 107.8 metres;

- (i) the **structures**, elements and enclosures permitted by Clause (D) of this exception to a maximum of 2.0 metres; and
- (ii) the **structures** on any roof used for outside or open air recreation, maintenance, safety, wind protection or green roof purposes to a maximum of 4.5 metres; and
- (iii) aircraft warning lights, lightning rods, exhaust flues, chimneys, vents and stacks;

(F) Despite 40.5.40.10 (3), (4), (5), (6) and (7); 40.10.40.10 (1), 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 2 attached to By-law 1479-2017(OMB), except for:

(G) Despite 40.10.40.10 (1), the maximum number of **storeys** in a **building** on the **lot** must not exceed the numbers shown following the symbol ST on Diagram 2 of By-law 1479-2017(OMB) excluding mechanical and roof top elements;

(H) No portion of the **building** between finished ground level and 6.0 metres above finished ground level may be located within the "Area of Publicly Accessible Courtyard at Ground Level" outlined by a dashed line as shown on Diagram 2 of By-law 1479-2017(OMB) with the exception of the following **structures** and elements:

- (i) columns, piers, beams and other structural elements, soffit and fascia, heating and insulating elements, window and door sills, door swings, elements for utilities, and lighting;
- (ii) glass art walls, art, seating and tables, water features, planting beds and planting, and access hatches;



- (iii) vents and grills flush with finished ground level; and
- (iv) signage, excluding signage affixed to the ground;
- (I) A maximum of 181 **dwelling units** are permitted;
- (J) Despite 40.10.40.50 (1) and (2), **amenity space** for **dwelling units** must be provided for each **dwelling unit** in accordance with the following:
  - (i) a minimum of 1.83 square metres of indoor **amenity space** for each **dwelling unit**; and
  - (ii) a minimum of 1.0 square meters of outdoor **amenity space** for each **dwelling unit**;
- (K) Despite 200.5.1 (2), **parking spaces** must be provided and maintained in accordance with the following requirements:
  - (i) a minimum of 0.37 **parking spaces** for each **dwelling unit**; and
  - (ii) no **parking spaces** are required for residential visitors or non-residential uses;
- (L) Despite regulation 200.5.1.10 (2); 200.5.10.1 (2), a maximum of 4 parking spaces which are obstructed on one or two sides, may have minimum dimensions of 5.6 metres in length and 2.6 metres in width;
- (M) **Vehicle** access to the **lot** must be provided from Wellesley Street East and the abutting **lane**;
- (N) **Vehicle** access to the **parking spaces** must be provided by an unobstructed driveway with a minimum width of 6.0 metres and access may be provided by car elevator;
- (O) A **bicycle parking space** may be equipped with a bicycle rack, bicycle ring, bicycle stacker or bicycle locker for the purposes of parking and securing bicycles and:
  - (i) where the bicycles are to be parked in a horizontal position, except in the case of a bicycle stacker and bicycle ring, has horizontal dimensions of at least 0.6 metres by 1.8 metres and vertical dimension of at least 1.9 metres; and
  - (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;
- (P) The "Area of Publicly Accessible Courtyard at Ground Level" as shown on Diagram 2 must be provided and have a minimum area of 106 square metres; and
- (Q) The lands subject to this exception need not comply with the requirements of Section 600.10.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1479-2017 ]

(2146) Exception CR 2146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a **mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 84 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2147) Exception CR 2147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) On 68 and 70 Charles Street East and 628, 634, 636 and 638 Church Street, if the requirements of Schedule A of By-law 639-2018 are complied with, none of the provisions of 40.10.20.100(21), 40.10.40.40(1), 40.10.40.1.(1), 40.10.40.1.(2), 40.10.40.10.(1)(A), 40.10.40.10.(5), 40.10.40.70(1), 40.10.40.70.(4), 40.10.40.80.(1), 40.10.90.40.(1)(B), 40.10.100.10.(1)(B), 40.10.40.50.(1)(C), 40.10.40.50.(2), 200.5.1.(3)(A), 200.5.1.10.(2)(A)(iv), 200.15.1.5(1), 200.5.10.1.(1), 200.15.10(1)(C), 220.5.10.1(2), 230.5.1.10.(9)(B), 230.40.1.20.(1)(C), 230.40.1.20.(2), 600.10 and 600.10.10, apply to prevent the erection or use of a commercial/residential **building, structure**, addition or enlargement permitted in By-law 639-2018 and the regulations below; [ By-law: 1774-2019 ]
- (B) 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 639-2018, with the exception of:
- (C) The number of **storeys** of each portion in a **building** must not exceed the number following the symbol ST on Diagram 3 of By-law 639-2018;
- (D) In addition to encroachments permitted in Section 40.10.40.60, the following encroachments are permitted to extend beyond the areas delineated by the heavy lines on Diagram 3 of By-law 639-2018:
- (i) canopies, awnings, cornices, ornamental or architectural elements, stairs, public art and wheelchair ramps to a maximum encroachment of 2.5 metres;
  - (ii) balconies are permitted a maximum encroachment of 1.7 metres;
  - (iii) window sills are permitted to a maximum encroachment of 0.7 metres; and
  - (iv) the outdoor amenity space roof deck located above storey 47 is permitted to a maximum of 2.0 metres beyond the heavy lines shown on Diagram 3 of By-law 639-2018;
- (E) For the purpose of this exception the portion of the **building** facing Church Street is considered to be the front of the **building**. Balconies are only permitted:
- (i) above floor 7 along the front tower **building** face and the Charles Street tower **building** face;
  - (ii) above floor 4 the north tower **building** face; and
  - (iii) balconies on floors 5 and 6 along the west tower **building** face are only permitted within a distance of 18 metres commencing at the northernmost portion of such west face;
- (F) The **gross floor area** of the **building** must not exceed 32,000 square metres, of which:
- (i) A maximum of 31,650 square metres of **gross floor area** may be used for residential uses;
  - (ii) A maximum of 350 square metres of **gross floor area** may be used for non-residential uses; and
  - (iii) For the purposes of this exception, in addition to Regulation 40.5.40.40(1), the calculation of **gross floor area** excludes the floor area used for mechanical rooms and indoor **amenity space**;
- (G) The total number of **dwelling units** permitted must not exceed 428;
- (H) A minimum of 10 percent of the **dwelling units** constructed on the lands must be provided as three-bedroom dwelling units, exclusive of the 20 replacement rental dwelling units;
- (I) A minimum of one type "G" **loading space** must be provided on the lands;
- (J) No outdoor **amenity space** is required for the non-residential uses;
- (K) Despite Article 40.10.40.50 (1)(a), for 428 **dwelling units** a minimum of 793 square metres of indoor **amenity space** is required and must:
- (i) be provided in a multi-purpose room or rooms, whether or not such rooms are contiguous; and
  - (ii) contain a kitchen and washroom in a minimum of one of the rooms referred to in subsection (i) above;
- (L) A maximum of 2 **bed-sitting rooms** are permitted at a maximum inclusive size of 70 square metres;
- (M) **Parking spaces** must be provided on the lands in accordance with the following minimum requirements:
- Residential Units 135 **parking spaces**
  - Visitors 4.0 **parking spaces**
  - Non-Residential 0 **parking spaces**



- (N) Out of the required 135 residential **parking spaces**, a minimum of 2 **parking spaces** must be provided for the residents of the rental replacement dwelling units;
- (O) Out of the required 135 residential **parking spaces**, a minimum of 6 car-share **parking spaces** must be provided for the residents;
- (P) Despite 200.5.10(2)(A)(iv) the **parking spaces** and drive dimensional requirements must comply with the requirements of Zoning By-law 569-2013, except that 36 **parking spaces** do not have to provide an additional 0.3 metres in width when obstructed on one side by the following:
  - (i) A column located to a maximum of 2.35 metres from the front of the **parking space**; or
  - (ii) A stairway located to a maximum of 2.5 metres from the rear of the **parking space**;
- (Q) A minimum of 5 accessible **parking spaces** must be provided and may be located on underground parking levels;
- (R) Vehicular access and **loading space** access must be from Church Street;
- (S) An outdoor patio as shown in Diagram 4 of By-law 639-2018 is permitted in combination with the uses identified in Regulation 40.10.20.100 (21)(A) as well as a retail store or retail services;
- (T) For 428 **dwelling units**, a minimum of 51 short-term and 456 long-term bicycle **parking spaces** are required:
  - (i) A maximum of 360 long-term **bicycle parking spaces** may be located on below-grade levels of the **building**;
- (U) The requirements of this Exception shall prevail over the requirements of Section 600.10.10; [ By-law: 1774-2019 ]
- (V) Despite 40.5.40.10, height is measured from the Canadian Geodetic Datum elevation of 115.0 metres;
- (W) The Manhattan Apartments located on the lands and shown on Diagram 3 attached to and forming part of By-law 639-2018 are retained in situ subject to such alterations as are permitted pursuant to a heritage easement agreement or amending agreement thereto entered into by the owner with the City for such **buildings** pursuant to Section 37 of the Ontario Heritage Act together with any permit issued pursuant to Section 33 of the Ontario Heritage Act; [ By-law: 1774-2019 ]
- (X) The Bernard Haldan Houses located on the lands and shown on Diagram 3 attached to and forming part of By-law 639-2018 may be altered and relocated to the area shown on Map 2 provided such alterations and relocation are in accordance with a heritage easement agreement or amending agreement thereto entered into with the City pursuant to Section 37 of the Ontario Heritage Act; [ By-law: 1774-2019 ]
- (Y) **rental replacement dwelling unit** means one of the twenty (20) rental **dwelling units** in the **building** erected on the lands, as referenced in Schedule A of By-law 639-2018 and secured by an agreement pursuant to Section 37 of the Planning Act. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 639-2018 ]

(2150) Exception CR 2150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 289 of former City of Toronto By-law 438-86.

(2153) Exception CR 2153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2154) Exception CR 2154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 431 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 316 of former City of Toronto By-law 438-86; and
- (F) Former City of Toronto by-law 97-0194. [ By-law: 1682-2019 ]

(2155) Exception CR 2155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2156) Exception CR 2156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (D) On the lands municipally known as 81 Bond St. in 1987, Section 12(1) 344 of former City of Toronto By-law 438-86.

(2157) Exception CR 2157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 289 of former City of Toronto By-law 438-86.



(2158) Exception CR 2158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 256 of former City of Toronto By-law 438-86. [ By-law: 1353-2015 ]

(2159) Exception CR 2159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2160) Exception CR 2160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2161) Exception CR 2161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2162) Exception CR 2162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2165) Exception CR 2165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)



**Prevailing By-laws and Prevailing Sections:**

**(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and**

**(B) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]**

**(2166) Exception CR 2166**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

**(2167) Exception CR 2167**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

**(2168) Exception CR 2168**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

**(2170) Exception CR 2170**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

**(2171) Exception CR 2171**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, no **building** or **structure** is to exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley St.; [TO: 438-86; 12 (2) 94]

(B) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2172) Exception CR 2172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a **seniors community house** or an emergency shelter is not a permitted use; [TO: 438-86; 12 (2) 98]
- (B) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2173) Exception CR 2173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery** are permitted, if:
  - (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;
  - (ii) the principal entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
  - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
  - (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, or financial institution**. [TO: 438-86; 12 (1) 87]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2174) Exception CR 2174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2175) Exception CR 2175



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, **public parking** as a permitted use in a **building** or **structure** is not permitted; and [TO: 438-86; 12(2) 132];
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2179) Exception CR 2179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 345 of former City of Toronto By-law 438-86; and
- (C) City of Toronto by-law 137-2010.

(2180) Exception CR 2180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) City of Toronto by-law 137-2010.

(2181) Exception CR 2181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is 25.0 metres, measured from the original centre line of the **street**; and
- (B) The **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2182) Exception CR 2182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the Residential Zone category is 9.5 metres;



- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in the Residential Zone category; and
- (D) In addition to the uses permitted in the zone, a **vehicle dealership** is permitted if the minimum **lot frontage** is 22.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

**(2188) Exception CR 2188**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100(2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 345 of former City of Toronto By-law 438-86;
- (B) On the even numbered addresses of 20-30 Asquith Ave., 31 Bloor St. E., 20 Charles St. E., 830 Church St., 2 Sultan St., former City of Toronto by-law 601-86; and
- (C) On the lands municipally known as 2 Sultan St., Section 12 (2) 166 of former City of Toronto By-law 438-86. [ By-law: 1124-2018 ]

**(2189) Exception CR 2189**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 61 Yorkville Ave., City of Toronto by-law 585-02. [ By-law: 1682-2019 ]

**(2190) Exception CR 2190**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 12 and 16 Cumberland St. in 1987, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (iii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 304 of former City of Toronto By-law 438-86; and
- (C) On 12 Cumberland St., former City of Toronto by-law 63-80. [ By-law: 1682-2019 ]

**(2192) Exception CR 2192**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, a clinic, **club**, **performing arts studio**, police station, **art gallery**, library, **museum**, post office, **financial institution**, **personal service shop**, **pet services**, **eating establishment**, **take-out eating establishment**, **retail store**, **service shop**, **custom workshop**, **artist studio**, **production studio**, **software development and processing**, **retail service**, **ancillary showroom**,



publisher/office, auctioneer's **premises, entertainment place of assembly and place of assembly** are permitted without providing or maintaining **parking spaces on the lot**;

(B) On a **lot**, residential uses are permitted without providing or maintaining **parking spaces on the lot**, but must provide the required number of spaces within 300 metres of the **lot** used for residential use; and

(C) A **non-residential building or mixed use building** is permitted without providing the required common outdoor **amenity space**. [TO: 438-86; 12(1) 431]

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86;

(C) Section 12(2) 208 of former City of Toronto By-law 438-86;

(D) Section 12(2) 258 of former City of Toronto By-law 438-86;

(E) Former City of Toronto by-law 97-0194; and

(F) On 595 Bay St., 633 Bay St., 25 Elm St., former City of Toronto by-laws 522-79, 743-79, 428-82, 636-82, and 715-82. [ By-law: 1682-2019 ]

(2193) Exception CR 2193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) On a **lot**, **public parking** as a principal use in a **building or structure** is not permitted. [TO: 438-86; 12(2) 132]

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;

(B) Section 12(2) 111 of former City of Toronto By-law 438-86;

(C) Section 12(2) 256 of former City of Toronto By-law 438-86; and

(D) On 655 Bay St., 38 Elm St., former City of Toronto by-law 881-88. [ By-law: 1682-2019 ]

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;

(B) Section 12(2) 111 of former City of Toronto By-law 438-86;

(C) Section 12(2) 256 of former City of Toronto By-law 438-86; and

(D) On 655 Bay St., 38 Elm St., former City of Toronto by-law 881-88. [ By-law: 1682-2019 ]

(2194) Exception CR 2194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions: (None Apply)**

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;

(B) Section 12(2) 111 of former City of Toronto By-law 438-86;

(C) Section 12(2) 132 of former City of Toronto By-law 438-86;

(D) Section 12(2) 256 of former City of Toronto By-law 438-86;

(E) Section 12(1) 333 of former City of Toronto By-law 438-86;

(F) Section 12(1) 334 of former City of Toronto By-law 438-86;

(G) Section 12(1) 335 of former City of Toronto By-law 438-86;

(H) On 736 Bay St., former City of Toronto by-law 423-91;

(I) On 750 Bay St., former City of Toronto by-law 425-91; and



(J) On 770 Bay St., former City of Toronto by-law 427-91. [ By-law: 1682-2019 ]

(2195) Exception CR 2195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (F) On 8 Elm St., 33 Gerrard St. W., 43 Gerrard St. W., former City of Toronto by-law 440-85; and
- (G) On 43 Gerrard St. W., Section 12(2) 111 of former City of Toronto By-law 438-86.

(2197) Exception CR 2197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (C) City of Toronto by-law 593-06; and
- (D) On 525 University Ave., former City of Toronto by-law 367-84.

(2198) Exception CR 2198

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (C) On 720 Bay St., 68 Gerrard St. W., 74 Gerrard St. W., 84 Gerrard St. W., former City of Toronto by-law 485-87;
- (D) On 720 Bay St., and 68 Gerrard St. W., Section 12(2) 111 and Section 12(2) 259 of former City of Toronto By-law 438-86.

(2200) Exception CR 2200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;



- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 216 of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 97-0194; and
- (E) On 277 Victoria St., former City of Toronto by-law 595-85.

(2201) Exception CR 2201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (D) Former City of Toronto by-law 97-0194.

(2203) Exception CR 2203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and [TO: 438-86; 12(2) 132]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) On 1300 Bay St., former City of Toronto by-law 573-76.

(2206) Exception CR 2206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On 11 Scollard St., 21 Scollard St., 876 Yonge St., the even numbered addresses of 18-20 Yorkville Ave., City of Toronto by-law 588-02;
- (C) On 21 Scollard St., Section 12(2) 304 of former City of Toronto By-law 438-86;
- (D) On the even numbered addresses of 874-878 Yonge St., Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (E) On 878 Yonge St., former City of Toronto by-law 667-83. [ By-law: 1682-2019 ]

(2208) Exception CR 2208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2209) Exception CR 2209



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2211) Exception CR 2211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 216 of former City of Toronto By-law 438-86;
- (D) On the lands municipally known as 49 to 77 Mutual St. (odd only), Section 12 (2) 250 of former City of Toronto By-law 438-86; and
- (E) On the odd numbered addresses of 51A-53A Mutual St., former City of Toronto by-law 33-93.

(2212) Exception CR 2212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (B) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted;
- (C) **Dwelling units** are only permitted above the first **storey**; and
- (D) These **premises** must comply with Exception 900 11.10(2).
- (E) An **eating establishment, take-out eating establishment, club, a retail store** that sells baked goods, **place of assembly, cabaret, and recreation use** that is not a swimming pool or skating rink, is subject to the following:



- (i) the **interior floor area** of any of the uses listed above, may not exceed 100 square metres;
- (ii) the calculation of **interior floor area** is reduced by the **interior floor area** used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I) and in the case of an **eating establishment** or **take-out eating establishment**, the **interior floor areas** used for associated offices, storage rooms, and staff rooms located in the **basement**;
- (iii) None of the uses listed in (E) may be located above the first **storey** in a **building** or **structure**;
- (iv) A **building** or **structure** may contain a maximum of one of the uses listed in (E); and
- (v) A **building** or **structure** used for any of the uses listed in (E) must be located on a **lot** as such **lot** existed on January 29, 2020. [ By-law: 90-2020 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 279 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 56 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2214) Exception CR 2214

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2215) Exception CR 2215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and



(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2216) Exception CR 2216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (B) On the lands municipally known as 403 Keele St. in 1993, Section 12(1) 343 of former City of Toronto By-law 438-86; and
- (C) On 403 Keele St., City of Toronto by-law 746-03.

(2218) Exception CR 2218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 320 of former City of Toronto By-law 438-86; and
- (C) On 50 Musgrave St., 612 Victoria Park Ave., former City of Toronto by-law 97-0420.

(2219) Exception CR 2219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).
- (B) On 2359 Danforth Avenue, if the requirements of Section 4 of By-law No. 698-2014 are complied with then a building of structure may be constructed in compliance with the following development standards:
  - (I) The requirements of former City of Toronto By-law No. 209-91 do not apply;
  - (ii) None of the provisions of 5.10.40.70 (1) and (2), 40.5.1.10 (3)(a)(ii), 40.5.40.10 (4), (5), and (7), 40.10.20.40 (1)(B) and (D), 40.10.20.100 (17), 40.10.40.10 (2), 40.10.40.40 (1)(A) and (C), 40.10.40.50 (1), 40.10.40.60 (1)(A) and (C), 40.10.40.60 (5), (7), (8), and (9), 40.10.40.70 (2)(B), (C), (E)(ii), (F)(ii) and (iii), and (G), 40.10.40.70 (5), 40.10.40.80 (2), 200.5.1.10, 200.5.10.1, 230.10.1.20 (2) and (3), and 230.40.1.20 (2) and (3) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in by (B) (i) through (x) below;
  - (iii) No portion of any **building or structure** is located otherwise than wholly within the areas delineated by heavy lines shown on Diagram 2 of By-law No. 698-2014;



- (iv) The height of any **building or structure**, as measured from the Canadian Geodetic Datum elevation of 128.75 metres, does not exceed the height in metres specified by the numbers following the symbol H on Diagram 2 of By-law No. 698-2014;
- (v) Despite Section (B) and (C), the following **building** elements and structures are permitted to extend above the heights shown on Diagram 2 of By-law No. 698-2014 and may encroach into a required building setback as follows:
  - (a) Eaves, cornices, window sills, vents, ornamental elements a maximum projection of 0.2 metres from the required setback from the **lot** line;
  - (b) Fences, safety railings and guard rails not more than 1.2 metres above the maximum height;
  - (c) Retractable awnings not above the first storey;
  - (d) Parapets a maximum of 0.6 metres above the maximum height;
  - (e) Trellis a maximum of 3.0 metres high, if setback 3.0 metres plus the required building setback shown on Diagram 2 of By-law No. 698-2014;
  - (f) Balconies a maximum projection of 2.6 metres from the required setback from the **lot** line on the east and west elevations of the building only, and not within the hatched area shown on Diagram 2;
  - (g) Terrace and Balcony dividers and planters rails not more than 3.0 metres above the maximum height; and
  - (h) Underground garage ramp and their associated structures a maximum projection from the required setback from the lot line of not more than a vertical projection of 0.5 metres above finished ground level;
- (vi) The total **gross floor area** on the lot does not exceed:
  - (a) 9,600 square metres for all **buildings**;
  - (b) 9,120 square metres for the residential **gross floor area** of the **building**; and
  - (c) 480 square metres for the non-residential **gross floor area** of the **building**;
- (vii) A minimum of 100 square metres indoor **amenity space** and 70 square metres of outdoor **amenity space** is provided and maintained on the **lot**;
- (viii) A maximum of nine parking spaces may be not required to comply with the required parking space dimensions, of which one may have a width of 2.6 metres, two may have a width of 2.5 metres, four may have a width of 2.389 metres notwithstanding that they are obstructed on one side by a wall or column extending beyond 1.0 metres from the front of the parking space and, and two may have a length of 5.388 metres;
- (ix) The requirement of long-term bicycle parking spaces and short term parking spaces are satisfied through the provision of 144 **bicycle parking spaces** shall be provided, consisting of 104 spaces for residents, 29 spaces for residential visitors and 12 spaces for the retail component; and
- (x) Provide **drive aisles** which have direct access to a **parking space** with maximum slopes of 5.0 percent [ By-law: 0698-2014 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) On 695 Coxwell Ave., 1577 Danforth Ave., former City of Toronto by-law 897-88;
- (C) On 1262 Danforth Ave., former City of Toronto by-law 137-81;
- (D) On 1336 Danforth Ave., former City of Toronto by-law 553-80;
- (E) On 2359 Danforth Ave., former City of Toronto by-law 209-91;
- (F) On 2494 Danforth Ave., former City of Toronto by-laws 524-78, 597-78, and 617-86; and
- (G) On or between the odd numbered addresses of 2526-2550 Danforth Ave., former City of Toronto by-law 824-86.

(2220) Exception CR 2220



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) On 2881 Dundas St. W., former City of Toronto by-law 51-80;
- (C) On 2925 Dundas St. W., former City of Toronto by-law 194-78;
- (D) On 3336 Dundas St. W., former City of Toronto by-law 148-78; and
- (E) On 283 Gilmour Ave., former City of Toronto by-law 631-91.

(2221) Exception CR 2221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On the odd numbered addresses of 2541A-2547A Dundas St. W., and 2547B Dundas St. W., City of Toronto by-law 251-00.

(2222) Exception CR 2222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2); and
- (B) On the lands municipally known as 2692 Dundas St. W. in 1982, a **vehicle repair shop** is permitted if the regulations of this By-law are complied with. [TO: 438-86; 12(1) 340]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (B) On the lands municipally known as 2720 Dundas St. W. in 1986, Section 12(1) 196 of former City of Toronto By-law 438-86; and
- (C) On the odd numbered addresses of 2755-2763 Dundas St. W., former City of Toronto by-law 483-78.

(2223) Exception CR 2223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On 348 Broadview Ave., former City of Toronto by-law 576-82.

(2224) Exception CR 2224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Former City of Toronto by-law 704-79;
- (C) Former City of Toronto by-law 844-79;
- (D) Former City of Toronto by-law 535-80;
- (E) On 929 Queen St. E., former City of Toronto by-law 86-81; and
- (F) On or between the odd numbered addresses of 1015-1021 Queen St. E., former City of Toronto by-law 369-76.

(2227) Exception CR 2227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2228) Exception CR 2228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On 1884 Davenport Rd., former City of Toronto by-laws 565-75, 22-76 and 200-79.

(2229) Exception CR 2229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 336 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On 77 Rankin Cres., former City of Toronto by-laws 43-90 and 94-0428.

(2230) Exception CR 2230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On 601 Kingston Rd., the odd numbered addresses of 609-637 Kingston Rd., City of Toronto by-law 194-05.

(2232) Exception CR 2232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On the odd numbered addresses of 1393-1399 Davenport Rd., former City of Toronto by-laws 807-77, 283-78, 515-79, and 19-82.

(2233) Exception CR 2233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2234) Exception CR 2234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2235) Exception CR 2235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On 3080 Yonge St., former City of Toronto by-laws 83-74 and 466-76.

(2236) Exception CR 2236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 420-2023 ]

(2237) Exception CR 2237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and  
(D) On 50 Eglinton Ave. W., 90 Eglinton Ave. W., former City of Toronto by-law 20669.

(2240) Exception CR 2240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;  
(B) On 1900 Lake Shore Blvd. W., City of Toronto by-law 458-05. [ By-law: 420-2023 ]

(2241) Exception CR 2241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;  
(B) Section 12(1) 334 of former City of Toronto By-law 438-86;  
(C) Section 12(1) 335 of former City of Toronto By-law 438-86;  
(D) Section 12(2) 132 of former City of Toronto By-law 438-86;  
(E) On 81 Dalhousie St., and the even numbered addresses of 78-88 Mutual St., Section 12(2) 216  
former City of Toronto by-law 438-86;  
(F) On 81 Dalhousie St., 99 Dalhousie St., 125 Dundas St. E., the even numbered addresses of 78-88  
Mutual St., former City of Toronto by-law 247-91; and  
(G) On 125 Dundas St. W., Section 12(2) 260 of former City of Toronto by-law 438-86.

(2242) Exception CR 2242

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) On the even numbered addresses of 198-200 Bathurst St., former City of Toronto by-law 193-88; and
- (C) On 202 Bathurst St., former City of Toronto by-laws 573-82 and 144-83.

(2243) Exception CR 2243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 877 Yonge St., former City of Toronto by-laws 756-77, 746-79, 257-80, and 559-82; and
- (B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(2244) Exception CR 2244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86; and
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86.

(2245) Exception CR 2245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On the lands municipally known as 29 Birch Ave. in 1988, Section 12 (2) 266(c) of former City of Toronto By-law 438-86.

(2246) Exception CR 2246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On 383 Spadina Rd., former City of Toronto by-laws 73-67 and 701-86.

(2247) Exception CR 2247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 1185 and 1245 Dupont St. in 1980:
  - (i) a machine laundry and banquet hall are permitted; and
  - (ii) an open air market is permitted, if:



- (a) it is not located in a **building** or permanent **structure**; and
- (b) it is not operated for more than six months of every year; and [TO: 438-86; 12(1) 134 (vii)]

(B) On the lands municipally known as 1245 Dupont St. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) On the lands municipally known as 1185 and 1245 Dupont St. in 1980, Section 12(2) 146 of former City of Toronto By-law 438-86; and
- (D) On 1245 Dupont St., City of Toronto by-law 724-04.

(2248) Exception CR 2248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 1802 Bayview Ave. in 1981, a **vehicle washing establishment** is permitted. [TO: 438-86; 12 (1) 163(ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2249) Exception CR 2249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2250) Exception CR 2250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:



- (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
- (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (F) Section 12(2) 324 of former City of Toronto By-law 438-86; and
- (G) On the lands municipally known as 1521 Yonge St. in 1976, Section 12 (2) 266(a) of former City of Toronto By-law 438-86.

(2251) Exception CR 2251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (F) On 532 Bay St., 570 Bay St., 111 Elizabeth St., 91 Elizabeth St., 9 Foster Pl., City of Toronto by-law 680-04; and
- (G) On 532 Bay St., 570 Bay St., 111 Dundas St. W., 111 Elizabeth St., 91 Elizabeth St., 9 Foster Pl., City of Toronto by-law 848-00.

(2252) Exception CR 2252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, no window of a **building** facing Pleasant Boulevard is display goods or advertising;  
[TO: 438-86; 12 (2) 30]
- (B) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres;
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;



- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 267 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2253) Exception CR 2253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) On the even numbered addresses of 10-18 Grenville St., former City of Toronto by-law 681-92.

(2254) Exception CR 2254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (D) On 90 Adelaide St. E., former City of Toronto by-laws 711-77 and 96-0140;
- (E) On 55 Lombard St., former City of Toronto by-laws 147-79 and 426-83;
- (F) On 77 Lombard St., former City of Toronto by-laws 711-77 and 96-0140;
- (G) On 69 Lombard St., former City of Toronto by-law 96-0140; and
- (H) On 99 Queen St. E., former City of Toronto by-law 505-82.

(2255) Exception CR 2255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 133-141 Queen Street East and 128 Richmond Street East, as shown on Diagram 1 of By-law 386-2023(OLT), if the requirements of Section 6 and Schedule A of By-law 386-2023(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (S) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 85.85 metres and elevation of the height point of the **building** or **structure**;
- (C) Despite Regulations 40.5.40.10(4), (5) and (8) and 40.10.40.10(1), the permitted maximum height of a **building** or **structure**, including a mechanical penthouse, is the number following the HT symbol as shown on Diagram 2 of By-law 386-2023(OLT);
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number preceding the letters "ST" as shown on Diagram 2 of By-law 386-2023(OLT);
- (E) Despite (C) above, and Regulations 40.5.40.10(6) and (7), the following equipment and **structures** may project beyond the permitted maximum height of a **building**, as follows:
  - (i) architectural features, parapets, drainage, insulation and roof surface materials, stairs and stair enclosures, chimneys, pipes, vents, eaves, balustrades, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (ii) **building** maintenance units, davit arms, window washing equipment, and lightning rods, by a maximum of 5.0 metres;



- (iii) planters, **landscaping** features, light fixtures, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
  - (iv) trellises, pergolas, awnings and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres.
- (F) Despite Regulation 40.10.40.40(1) the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 29,100 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 29,000 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 500 square metres.
- (G) Despite Regulation 40.10.40.50(1)(A) and (B) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** as follows:
  - (i) at least 2.8 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 1.1 square metres of outdoor **amenity space** for each **dwelling unit** of which at least 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**, and of which the area labelled "outdoor **amenity space** step back (part of required outdoor amenity space)" on Diagram 2 of By-law 386-2023(OLT) must include a strip composed of **landscaping** or **soft landscaping** for a minimum of 1.8 metres measured from the north **main wall** of the **building**.
- (H) Despite Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 2 of By-law 386-2023(OLT);
- (I) Despite Regulation 40.10.40.80(1), the required minimum separation of **main walls** are as shown in metres on Diagram 2 of By-law 386-2023(OLT);
- (J) Despite Clause 40.10.40.60 and (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, to a maximum extent of 1.0 metres along the east **main wall** of the **building** and a maximum extent of 2.0 metres along the north, west and south **main walls** of the **building**;
  - (ii) despite (i) above, for the purposes of this exception:
    - (a) no projecting balcony may be located within 1.5 metres of a corner of the tower as shown on Diagram 3 of By-law 386-2023(OLT);
    - (b) no projecting balconies beyond the **main walls** of the **building** are permitted to wrap around the corners of the **building**; and
    - (c) balconies located on the east **main wall** of the tower may occupy no more than 70 percent of the **main wall** for each floor of the tower as shown on Diagram 3 of By-law 386-2023(OLT).
  - (iii) canopies, awnings, window washing equipment and **building** maintenance units, to a maximum extent of 3.5 metres;
  - (iv) cladding or thermal insulation added to the exterior surface of the **main wall** of a **building**, eaves, satellite dishes, antennae, vents, pipes, and site servicing features to a maximum extent of 0.75 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 1.0 metres; and
  - (vi) light fixtures, planters and other **landscaping** elements, access ramps.
- (K) Despite Regulation 200.5.1.10(2)(A)(iv), 5 percent of the required **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.2 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.016 residential visitor **parking spaces** for each **dwelling unit**; and
  - (iii) no **parking spaces** are required for non-residential uses.
- (M) 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;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) the entire length of accessible **parking spaces** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
- (N) Despite Regulation 200.15.1(4)(C), an accessible **parking space** must be the **parking space** that is the shortest barrier free route from the required entrances in Regulations 200.15.1(4)(A) and (B);
- (O) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum width of a **stacked bicycle parking space** is 0.4 metres;
- (P) Despite Regulation 230.5.1.10(9)(B)(iii) "long term" **bicycle parking spaces** for a **dwelling unit** in a **mixed use building** may be located on any level of the **building** below ground;
- (Q) 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**;
- (R) The provision of **dwelling units** is subject to the following requirements:
- (i) a minimum of 15 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain a minimum of three bedrooms with a minimum **interior floor area** of 100 square metres for each **dwelling unit**.
- (S) Section 600.10, with regards to tall **building setbacks** in the downtown area, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 386-2023(OLT) ]

**(2256) Exception CR 2256**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) On 151 King St. E., former City of Toronto by-law 70-90.

**(2257) Exception CR 2257**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 6 of former City of Toronto By-law 438-86;



- (C) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 267 of former City of Toronto By-law 438-86; and
- (F) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2258) Exception CR 2258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 33 Delisle Ave., former City of Toronto by-law 541-93;
- (E) On 30 St. Clair Ave. W., former City of Toronto by-laws 22601, 22638, and 450-83;
- (F) On 40 St. Clair Ave. W., former City of Toronto by-laws 21855, 22601, and 22638;
- (G) On 47 St. Clair Ave. W., 49 St. Clair Ave. W., former City of Toronto by-law 562-87;
- (H) On the even numbered addresses of 48-50 St. Clair Ave. W., former City of Toronto by-law 541-93; and
- (I) On 55 St. Clair Ave. W., 61 St. Clair Ave. W., 63 St. Clair Ave. W., former City of Toronto by-law 309-75;

(2259) Exception CR 2259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and
- (B) these **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 135 St. Clair Ave. W., City of Toronto by-law 246-04.

**(2262) Exception CR 2262**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) City of Toronto by-law 593-06; and
- (B) former City of Toronto by-law 97-0599. [ By-law: 0559-2014 (OMB PL130592) ]

**(2263) Exception CR 2263**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (F) On the lands municipally known as 24 St. Clair Ave. W. in 1984, Section 12(2) 39 of former City of Toronto By-law 438-86.

**(2264) Exception CR 2264**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 346 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;



- (C) On 1289 Dundas St. W., former City of Toronto by-law 524-83;
- (D) On the even numbered addresses of 210-222 Ossington Ave., and the odd numbered addresses of 227-235 Ossington Ave., City of Toronto by-law 1172-2009; and
- (E) On the lands municipally known as 235 Ossington Ave. in 1994, Section 12(1) 371 of former City of Toronto By-law 438-86.

(2265) Exception CR 2265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 276 of former City of Toronto By-law 438-86;
- (E) On the lands municipally known as 79 Wellington St. W. in 1984, Section 12(1) 108 of former City of Toronto By-law 438-86; and
- (F) On 79 Wellington St. W., 85 Wellington St. W., former City of Toronto by-laws 701-82 and 318-83.

(2267) Exception CR 2267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A Tong House is permitted and for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof. [TO: 438-86; 12 (1) 116]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2269) Exception CR 2269

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A Tong House is permitted and for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof. [TO: 438-86; 12 (1) 116]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2270) Exception CR 2270



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law; and [TO: 438-86; 12(1) 126]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2271) Exception CR 2271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands that have **front lot lines** on Bellair St., Cumberland St. and Yorkville Avenue, between Avenue Rd. and Bay St., the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (i)]

- (B) Despite regulation 40.10.40.70 (1)(A), on or between the odd numbered addresses of 69-135 Yorkville Avenue, the even numbered addresses of 70-140 Yorkville Avenue, the odd numbered addresses of 153-159 Cumberland Street, the even numbered addresses of 98-164 Cumberland Street, the odd numbered addresses of 25-29 Bellair Street, and the even numbered addresses of 18-28 Bellair Street, the **main wall of building** facing a **front lot line** must be set back the greater of:

- (i) at least 3 metres from the **front lot line**; or
- (ii) the average of the existing setback of the **front wall** containing the principal pedestrian entrance located farthest from the **front lot line** and 3 metres. [ By-law: 120-2018 Enacted ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) On 69 Yorkville Ave., former City of Toronto by-law 344-76;
- (D) On or between the odd numbered addresses of 109-119 Scollard St., 100 Yorkville Ave., 80 Yorkville Ave., City of Toronto by-laws 192-03 and 250-04; and
- (E) On 116 to 134 Yorkville Ave. and No. 10 Hazelton Ave., City of Toronto by-law 250-04. [ By-law: 1682-2019 ]

(2272) Exception CR 2272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On the lands municipally known as 2709 to 2741 Yonge St. in 1993, Section 12(1) 345 of former City of Toronto By-law 438-86; and



(E) On 2709-2741 Yonge St., City of Toronto by-law 1171-08.

(2273) Exception CR 2273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law; and [TO: 438-86; 12(1) 126]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2274) Exception CR 2274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 2532 Yonge St. in 1981, a **club** that is a Y.W.C.A. is permitted, if:
  - (i) the **gross floor area** of the use does not exceed a floor space index of 3.0; and
  - (ii) the height of the **building** does not exceed 14.0 metres. [TO: 438-86; 12 (1) 163(iv), 12 (1) 164]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2275) Exception CR 2275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On or between the even numbered addresses of 1818-1820 Bayview Ave., 2400 Yonge St., 2401 Yonge St., former City of Toronto by-law 212-84.

(2276) Exception CR 2276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;



- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 630-650 Mount Pleasant Rd., City of Toronto by-law 543-04. [ By-law: 801-2020 ]

(2277) Exception CR 2277

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and
- (B) these **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 199 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 336 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On the odd numbered addresses of 1369-1395 Bloor St. W., former City of Toronto by-law 695-92.

(2278) Exception CR 2278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (F) Former City of Toronto by-law 515-76;
- (G) Former City of Toronto by-law 576-76;
- (H) Former City of Toronto by-law 677-76;
- (I) Former City of Toronto by-law 24-77;
- (J) Former City of Toronto by-law 478-78;
- (K) Former City of Toronto by-law 664-78;
- (L) Former City of Toronto by-law 812-78;
- (M) Former City of Toronto by-law 889-78;
- (N) Former City of Toronto by-law 198-79;
- (O) Former City of Toronto by-law 373-79;
- (P) Former City of Toronto by-law 615-79;
- (Q) Former City of Toronto by-law 848-79;



- (R) Former City of Toronto by-law 61-80;
- (S) Former City of Toronto by-law 879-80;
- (T) Former City of Toronto by-law 61-81;
- (U) Former City of Toronto by-law 116-82;
- (V) Former City of Toronto by-law 145-83;
- (W) Former City of Toronto by-law 92-85;
- (X) Former City of Toronto by-law 514-86; and
- (Y) Former City of Toronto by-law 513-90.

(2279) Exception CR 2279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (D) On 96 Gerrard St. E., former City of Toronto by-laws 110-72, 241-73, and 723-85.

(2281) Exception CR 2281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 156 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Former City of Toronto by-law 531-78;
- (F) Former City of Toronto by-law 532-78;
- (G) Former City of Toronto by-law 533-78;
- (H) Former City of Toronto by-law 39-80;
- (I) Former City of Toronto by-law 696-81;
- (J) Former City of Toronto by-law 59-82;
- (K) Former City of Toronto by-law 546-83;
- (L) Former City of Toronto by-law 547-83;
- (M) Former City of Toronto by-law 49-90;
- (N) On the lands municipally known as 426 Queen St. E. in 1993, Section 12(1) 352 of former City of Toronto By-law 438-86; and
- (O) On 426 Queen St. E., former City of Toronto by-laws 284-72 and 204-79.

(2282) Exception CR 2282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 156 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Former City of Toronto by-law 531-78;
- (F) Former City of Toronto by-law 532-78;
- (G) Former City of Toronto by-law 533-78;
- (H) Former City of Toronto by-law 39-80;
- (I) Former City of Toronto by-law 696-81;
- (J) Former City of Toronto by-law 59-82;
- (K) Former City of Toronto by-law 546-83;
- (L) Former City of Toronto by-law 547-83;
- (M) Former City of Toronto by-law 49-90; and
- (N) On 10 Tracy St., former City of Toronto by-laws 284-72 and 204-79.

(2283) Exception CR 2283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 156 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Former City of Toronto by-law 531-78;
- (F) Former City of Toronto by-law 532-78;
- (G) Former City of Toronto by-law 533-78;
- (H) Former City of Toronto by-law 39-80;
- (I) Former City of Toronto by-law 696-81;
- (J) Former City of Toronto by-law 59-82;
- (K) Former City of Toronto by-law 546-83;
- (L) Former City of Toronto by-law 547-83;
- (M) Former City of Toronto by-law 49-90; and
- (N) On the odd numbered addresses of 187-191 Parliament St., former City of Toronto by-laws 284-72 and 204-79.

(2285) Exception CR 2285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, an **eating establishment** or **take-out eating establishment** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 14 Spadina Rd., former City of Toronto by-law 620-76.

(2286) Exception CR 2286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On the lands municipally known as 95 St. Clair Ave. W. in 1959, Section 12(1) 28 of former City of Toronto By-law 438-86; and
- (E) On 95 St. Clair Ave. W., former City of Toronto by-law 22304.

(2287) Exception CR 2287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, the main pedestrian entrance access to any non-residential use must be from King St. W. [TO: 438-86; 12(2) 169]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 97-0521; and
- (E) On the even numbered addresses of 1000-1010 King St. W., 954 King St. W., former City of Toronto by-law 694-86.

(2290) Exception CR 2290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and



(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2291) Exception CR 2291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 483-497 Eglinton Ave. W. in 1968, office is permitted in a six **storey building** that exists on the site; [TO: 438-86; 12 (1) 315]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On the odd numbered addresses of 413-419 Eglinton Ave. W., 70 Elmsthorpe Ave., 72 Elmsthorpe Ave., former City of Toronto by-law 354-81.

(2292) Exception CR 2292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) On 439 Spadina Rd., former City of Toronto by-law 60-88; and
- (C) On 446 Spadina Rd., former City of Toronto by-law 382-68.

(2293) Exception CR 2293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2294) Exception CR 2294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;



(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(C) On the lands municipally known as 625 Queen St. E., City of Toronto by-law 689-2007.

(2295) Exception CR 2295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86;

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(C) Former City of Toronto By-law 880-79;

(D) Former City of Toronto by-law 96-0279; and

(E) City of Toronto by-law 805-99.

(2296) Exception CR 2296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86;

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(C) Former City of Toronto By-law 880-79;

(D) Former City of Toronto by-law 96-0279;

(E) City of Toronto by-law 805-99; and

(F) On the odd numbered addresses of 1651-1661 Queen St. E., 1669 Queen St. E., City of Toronto by-law 96-0280.

(2297) Exception CR 2297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86;

(C) Section 12(2) 156 of former City of Toronto By-law 438-86;

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(E) Former City of Toronto by-law 531-78;

(F) Former City of Toronto by-law 532-78;

(G) Former City of Toronto by-law 533-78;

(H) Former City of Toronto by-law 39-80;

(I) Former City of Toronto by-law 696-81;

(J) Former City of Toronto by-law 59-82;

(K) Former City of Toronto by-law 546-83;



- (L) Former City of Toronto by-law 547-83;
- (M) Former City of Toronto by-law 49-90; and
- (N) On the odd numbered addresses of 219-223 Parliament St., 498 Queen St. E., 524 Queen St. E., the even numbered addresses of 526-528 Queen St. E., the even numbered addresses of 530-534 Queen St. E., former City of Toronto by-laws 284-72 and 204-79.

(2298) Exception CR 2298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2299) Exception CR 2299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2300) Exception CR 2300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2301) Exception CR 2301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2302) Exception CR 2302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 227 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2303) Exception CR 2303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]

- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (D) On 326 Dundas St. W., former City of Toronto by-law 308-74;
- (E) On 334 Dundas St. W., former City of Toronto by-law 275-74;
- (F) On 340 Dundas St. W., former City of Toronto by-law 313-74;
- (G) On the lands municipally known as 346 Dundas St. W. in 1976, Section 12(2) 57 of former City of Toronto By-law 438-86; and
- (H) On 356 Dundas St. W., former City of Toronto by-laws 69-72, 389-74, and 351-80.

(2305) Exception CR 2305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, service, maintenance and repair facility of a public **transportation use** is permitted. [TO: 438-86; 12(1) 389]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 1920 Yonge St., 1930R Yonge St., 1932R Yonge St., former City of Toronto by-law 967-88.

(2306) Exception CR 2306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 43 Eglinton Ave. E. in 1962, a **building** with office use is permitted to exceed the maximum floor space index of 4.0, if:
  - (i) the excess **interior floor area** is not greater than the total of the **interior floor areas** of the second and third **storeys** of the **building** above grade; and
  - (ii) the second and third **storeys** of the **building** are used exclusively as a **parking garage**; and [TO: 438-86; 12(1) 39]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2308) Exception CR 2308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 111 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (E) On 595 Bay St., 633 Bay St., 25 Elm St., former City of Toronto by-laws 522-79, 743-79, 428-82, 636-82, and 715-82; and
- (F) On 633 Bay St., former City of Toronto by-law 808-88. [ By-law: 1682-2019 ]

(2309) Exception CR 2309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(5)(d) of former City of Toronto By-law 438-86;
- (D) City of Toronto by-law 593-06;
- (E) On 55 Centre Ave., former City of Toronto by-law 322-87;
- (F) On 108 Chestnut St., former City of Toronto by-law 322-87;
- (G) On 111 Chestnut St., former City of Toronto by-law 710-82; and
- (H) On 439 University Ave., former City of Toronto by-laws 270-81 and 697-82.

(2310) Exception CR 2310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (E) On 483 Bay St., 525 Bay St., 532 Bay St., 570 Bay St., 1 Dundas St. W., 111 Dundas St. W., 55 James St., 2 Queen St. W., 60 Queen St. W., 19 Trinity Sq., 24 Trinity Sq., 6 Trinity Sq., former City of Toronto by-laws 38-78 and 39-78.

(2312) Exception CR 2312

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) On 61 Queen St. E., 58 Richmond St. E., former City of Toronto by-law 250-85; and
- (D) On the lands municipally known as 58 Richmond St. East in 1988, Section 12(2) 133 of former City of Toronto By-law 438-86.

(2313) Exception CR 2313

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) On 55 John St., the odd numbered addresses of 215-225 King St. W., 200 Wellington St. W., former City of Toronto by-law 616-89; and
- (D) On the lands municipally known as 255 and 275 King St. W. in 1989, Section 12(1) 357 of former City of Toronto By-law 438-86.

(2314) Exception CR 2314



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 398 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) On 1 Toronto St., former City of Toronto by-law 653-87; and
- (E) On 36 Toronto St., former City of Toronto by-law 726-84.

(2315) Exception CR 2315

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) On 57 Adelaide St. E., former City of Toronto by-law 76-90.

(2316) Exception CR 2316

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) On the even numbered addresses of 54-60 Colborne St., former City of Toronto by-law 94-0653.

(2317) Exception CR 2317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 208 of former City of Toronto By-law 438-86; and
- (F) On 44 Gerrard St. W., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, and 71-91.

(2318) Exception CR 2318

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;



- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (D) On 595 Bay St., 633 Bay St., 25 Elm St., former City of Toronto by-laws 522-79, 743-79, 428-82, 636-82, and 715-82; and
- (E) On 18 Elm St., former City of Toronto by-law 284-80.
- (F) On a portion of 14 Elm Street, By-law 214-2022(OLT) [ By-law: 214-2022(OLT) ]

(2319) Exception CR 2319

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 216 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 244 of former City of Toronto By-law 438-86; and
- (F) On 10 Shuter St., 244 Victoria St., former City of Toronto by-laws 670-91 and 97-0202.

(2320) Exception CR 2320

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (D) City of Toronto by-law 97-0194. [ By-law: 1682-2019 ]

(2321) Exception CR 2321

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (D) Section 12(1) 305 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (G) On the odd numbered addresses of 711-717 Bay St., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08;
- (H) On the odd numbered addresses of 761-767 Bay St., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08;
- (I) On 777 Bay St., City of Toronto by-law 1330-08.;
- (J) On the odd numbered addresses of 1 - 27 College St., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08; and



(K) On 444 Yonge St., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08. [ By-law: 1682-2019 ]

**(2322) Exception CR 2322**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (E) On 483 Bay St., 525 Bay St., 532 Bay St., 570 Bay St., 1 Dundas St. W., 111 Dundas St. W., 55 James St., 2 Queen St. W., 60 Queen St. W., 19 Trinity Sq., 24 Trinity Sq., 6 Trinity Sq., former City of Toronto by-laws 38-78 and 39-78; and
- (F) On 2 Queen St. W., former City of Toronto by-law 552-86. [ By-law: 1682-2019 ]

**(2323) Exception CR 2323**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) City of Toronto by-law 593-06;
- (D) On 443 University Ave., former City of Toronto by-law 15203; and
- (E) On 481 University Ave., former City of Toronto by-law 15518. [ By-law: 1682-2019 ]

**(2324) Exception CR 2324**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) On 61 Queen St. E., 58 Richmond St. E., former City of Toronto by-law 250-85; and
- (D) On the lands municipally known as 61 Queen St. E. in 1988, Section 12(2) 146 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

**(2325) Exception CR 2325**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 195 of former City of Toronto By-law 438-86;



- (E) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 276 of former City of Toronto By-law 438-86;
- (G) On 303 Bay St., the even numbered addresses of 40-44 King St. W., 104 Yonge St., former City of Toronto by-law 503-84;
- (H) On 1 King St. W., former City of Toronto by-law 303-90; and
- (I) On 100 Yonge St., former City of Toronto by-law 173-88. [ By-law: 1682-2019 ]

(2326) Exception CR 2326

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 276 of former City of Toronto By-law 438-86;
- (D) On 1 Queen St. E., 20 Richmond St. E., former City of Toronto by-laws 670-85 and 749-85; and
- (E) On 15 Richmond St. E., 151 Yonge St., former City of Toronto by-law 94-89. [ By-law: 1682-2019 ]

(2327) Exception CR 2327

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 276 of former City of Toronto By-law 438-86; and
- (D) On 1 Adelaide St. E., former City of Toronto by-law 996-88. [ By-law: 1682-2019 ]

(2329) Exception CR 2329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (D) On 110 EDWARD ST, former City of Toronto by-laws 218-75, 722-80, and 863-80;
- (E) On the lands municipally known as 175 Elizabeth St. in 1995, Section 12(1) 400 of former City of Toronto By-law 438-86; and
- (F) On 77 Elm St., former City of Toronto by-law 672-79.

(2332) Exception CR 2332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;



- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) On 55 John St., the odd numbered addresses of 215-225 King St. W., 200 Wellington St. W., former City of Toronto by-law 616-89.

(2333) Exception CR 2333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 276 of former City of Toronto By-law 438-86;
- (F) On 77 Adelaide St. W., former City of Toronto by-law 131-78;
- (G) On 105 Adelaide St. W., 77 Adelaide St. W., 120 King St. W., 130 King St. W., former City of Toronto by-laws 47-80 and 121-80;
- (H) On 141 Bay St., 45 Bay St., 40 Bay St., 55 Bremner Blvd., 222 Bremner Blvd., 280 Bremner Blvd., the odd numbered addresses of 61-71 Front St. W., 18 Yonge St., 55 York St., 16 York St., 18 York St., former City of Toronto by-law 168-93;
- (I) On 220 Bay St., former City of Toronto by-law 475-91;
- (J) On 222 Bay St., the odd numbered addresses of 55-77 King St. W., 100 Wellington St. W., former City of Toronto by-law 207-88;
- (K) On or between the even numbered addresses of 390-394 Bay St., 65 Queen St. W., former City of Toronto by-law 119-68;
- (L) On 320 Bay St., former City of Toronto by-law 56-87;
- (M) On 121 King St W., Section 12(2) 135 of former City of Toronto By-law 438-86;
- (N) On 145R King St. W., the odd numbered addresses of 95-107 Wellington St. W., 70 York St., former City of Toronto by-law 442-88;
- (O) On 150 King St. W., 75 Simcoe St., former City of Toronto by-law 416-81;
- (P) On 150 King St W., Section 12(2) 121 of former City of Toronto By-law 438-86;
- (Q) On 200 King St. W., 71 Simcoe St., 73 Simcoe St., former City of Toronto by-law 417-81;
- (R) On 200 King St W., Section 12(2) 123 of former City of Toronto By-law 438-86;
- (S) On the even numbered addresses of 118A-120 Pearl St., 180 University Ave., former City of Toronto by-law 287-90 and Section 12(2) 235 of former City of Toronto By-law 438-86;
- (T) On 73 Richmond St. W. and 66 Temperance St., City of Toronto by-law 149-02;
- (U) On the lands municipally known as 75 Simcoe St. in 1981, Section 12(2) 120 and 12(2) 122 of former City of Toronto By-law 438-86;
- (V) On 1 University Ave., former City of Toronto by-laws 27-83 and 129-83;
- (W) On 33 University Ave., Section 12(2) 136 of former City of Toronto By-law 438-86;
- (X) On 155 University Ave., former City of Toronto by-law 283-85;
- (Y) On the even numbered addresses 180 to 188 University Ave., 192 and 194 Adelaide St. W., City of Toronto by-law 469-06;
- (Z) On 79 Wellington St. W., 85 Wellington St. W., former City of Toronto by-law 318-83;
- (AA) On the odd numbered addresses of 95-107 Wellington St. W., former City of Toronto by-laws 30-83 and 592-84; and
- (AB) On the even numbered addresses of 150-166 York St., former City of Toronto by-laws 335-80, 522-80, and 107-81.



(2334) Exception CR 2334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 276 of former City of Toronto By-law 438-86; and
- (D) On 161 Bay St., the odd numbered addresses of 171 to 181 Bay St., 10, 20, 22, and 32 Front St. W., 30, 36, and 42 Yonge St., and 1 and 35 Wellington St. W., former City of Toronto by-law 44-88. [ By-law: 1682-2019 ]

(2335) Exception CR 2335

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 276 of former City of Toronto By-law 438-86;
- (E) On the lands municipally known as 10 Adelaide St. East, Section 12(2) 158 of former City of Toronto By-law 438-86; and
- (F) On 20 Adelaide St. E., former City of Toronto by-laws 490-85 and 629-87.

(2336) Exception CR 2336

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 276 of former City of Toronto By-law 438-86;
- (E) On 303 Bay St., the even numbered addresses of 40-44 King St. W., 104 Yonge St., former City of Toronto by-law 503-84;
- (F) On 309, 311, and 325 Bay St., City of Toronto by-law 587-03; and
- (G) On 20 King St. W., former City of Toronto by-law 506-84.

(2337) Exception CR 2337

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 276 of former City of Toronto By-law 438-86; and



(D) On 15 Richmond St. E., 151 Yonge St., former City of Toronto by-law 94-89.

(2338) Exception CR 2338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **lot**, surface **public parking** is not a permitted use. [TO: 438-86; 12(2) 327]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 276 of former City of Toronto By-law 438-86;
- (D) On the lands municipally known as 100, 104, 120 and 130 Adelaide St. W. and 85 and 111 Richmond St. W. and 12 and 22 Sheppard St. in 1999, Section 12(2) 327 of former City of Toronto By-law 438-86;
- (E) On the even numbered addresses of 100-104 Adelaide St. W., the even numbered addresses of 120-130 Adelaide St. W., 111 Richmond St. W., 85 Richmond St. W., 12 Sheppard St., 22 Sheppard St., City of Toronto by-law 875-00; and
- (F) On the even numbered addresses of 120-130 Adelaide St. W., 111 Richmond St. W., 22 Sheppard St., former City of Toronto by-laws 511-78 and 512-78.

(2339) Exception CR 2339

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the height requirements of Clause 40.10.40.10, no part of the **building** may penetrate the height created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 13.7 metres along the entire length of the **front lot line**. [TO: 438-86; 12 (2) 90]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 97-0194;
- (E) On 125 Bond St., 137 Bond St., 112 Bond St., 122 Bond St., the even numbered addresses of 288-310 Church St., 322 Church St., 101 Gerrard St. E., 87 Gerrard St. E., 44 Gerrard St. E., 17 Gould St., 25 Gould St., 55 Gould St., 50 Gould St., 55 Mc Gill St., the odd numbered addresses of 285-297 Victoria St., 380 Victoria St., former City of Toronto by-law 97-80; and
- (F) On the lands municipally known as 17 Gould St. in 1994, Section 12(1) 284 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2340) Exception CR 2340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 222 Spadina Ave. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and [TO: 438-86; 12 (1) 428]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:



- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 445 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 99 Cameron St., the even numbered addresses of 216-220 Spadina Ave., 222 Spadina Ave., former City of Toronto by-law 466-80.

(2341) Exception CR 2341

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 345 Bloor St. East and 77 Huntley St. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 345 Bloor St. E., 77 HUNTLEY ST, former City of Toronto by-law 148-70.

(2342) Exception CR 2342

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 75 McCaul St. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 71 McCaul St. and 75 McCaul St., former City of Toronto by-laws 267-73, 531-80, 551-80, 94-0534 and 97-0601.

(2343) Exception CR 2343

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 280 Spadina Ave., 507, 519, 521 Dundas St. W. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; [TO: 438-86; 12 (1) 428]
- (B) These **premises** must comply with Exception 900 11.10(2); and



(C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On or between the odd numbered addresses of 507-521 Dundas St. W., 280 Spadina Ave., former City of Toronto by-law 447-85.

(2344) Exception CR 2344

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 1560 Yonge St. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; [TO: 438-86; 12 (1) 428]
- (B) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; and [TO: 438-86; 12(2) 142]
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 1560 Yonge St., City of Toronto by-law 104-01.

(2346) Exception CR 2346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2);



(B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 445 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On the lands municipally known as 241 and 247 Spadina Ave. in 1999, Section 12(1) 444 of former City of Toronto By-law 438-86.

(2349) Exception CR 2349

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a **building** may exceed a floor space index of 1.5 by 0.5, if the **lot area** is less than 139.35 square metres; and
- (B) On the lands, an **eating establishment, take-out eating establishment, personal service shop** which cleans apparel, **pet services, laboratory, motion picture production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service** for photocopying and printing services, **retail store** for the sale of animals, pets, firearms, taxidermy and auctioned items, or a **vehicle dealership or massage therapy** is not a permitted use. [TO: 438-86; 12 (2) 23] [ By-law: 580-2017 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) On 87 Scollard St., former City of Toronto by-laws 258-75 and 236-81; and
- (D) On or between the odd numbered addresses of 109-119 Scollard St., 100 Yorkville Ave., 80 Yorkville Ave., City of Toronto by-law 192-03.

(2350) Exception CR 2350

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 57 Charles St. W., former City of Toronto by-laws 559-78 and 596-78.

(2351) Exception CR 2351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Former City of Toronto by-law 531-78;
- (D) Former City of Toronto by-law 532-78;
- (E) Former City of Toronto by-law 533-78;
- (F) Former City of Toronto by-law 39-80;
- (G) Former City of Toronto by-law 696-81;
- (H) Former City of Toronto by-law 59-82;
- (I) Former City of Toronto by-law 546-83;
- (J) Former City of Toronto by-law 547-83;
- (K) Former City of Toronto by-law 49-90; and
- (L) On 440 Queen St. E., former City of Toronto by-laws 284-72 and 204-79.

(2352) Exception CR 2352

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) On 90 Adelaide St. E., former City of Toronto by-laws 711-77 and 96-0140;
- (D) On 120 Adelaide St. E., the even numbered addresses of 132-134 Adelaide St. E., 142 Adelaide St. E., former City of Toronto by-law 245-86;
- (E) On 69 Lombard St., former City of Toronto by-law 96-0140;
- (F) On 76 Lombard St., former City of Toronto by-law 658-91;
- (G) On 77 Lombard St., former City of Toronto by-laws 711-77 and 96-0140;
- (H) On 95 Lombard St. and 111 Lombard St., former City of Toronto by-law 245-86; and
- (I) On 79R Richmond St. E., former City of Toronto by-law 658-91.

(2353) Exception CR 2353

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) On 184 Spadina Ave., former City of Toronto by-laws 181-83 and 422-83; and



(D) On 188 Spadina Ave., former City of Toronto by-law 181-83.

(2354) Exception CR 2354

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 208 of former City of Toronto By-law 438-86; and
- (C) On 20 GROSVENOR ST, former City of Toronto by-law 561-82.

(2355) Exception CR 2355

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 56 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2356) Exception CR 2356

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On the even numbered addresses of 22-24 Wellesley St. W., former City of Toronto by-law 80-87.

(2357) Exception CR 2357

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On or between the even numbered addresses of 178-188 Bedford Rd., 190 Bedford Rd., 192 Bedford Rd., former City of Toronto by-law 21970;
- (E) On the even numbered addresses of 178-188 Bedford Rd., 190 Bedford Rd., 192 Bedford Rd., former City of Toronto by-law 22391;
- (F) On 247 Davenport Rd., former City of Toronto by-law 368-73; and
- (G) On the lands municipally known as 287 Davenport Rd. in 1984, Section 12(2) 67 of former City of Toronto By-law 438-86.

(2358) Exception CR 2358



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On 860 Bay St., City of Toronto by-law 519-2008;
- (C) On 30 College St., 25 Grenville St., former City of Toronto by-law 259-87;
- (D) On the even numbered addresses of 10-18 Grenville St., former City of Toronto by-law 681-92; and
- (E) On 38 Grenville St., City of Toronto by-law 254-04;

(2359) Exception CR 2359

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) On the odd numbered addresses of 167-195 College St., 203 College St., former City of Toronto by-law 20821;
- (D) On 199 College St., former City of Toronto by-laws 20821 and 514-79; and
- (E) On 67 Henry St., former City of Toronto by-law 20821.

(2360) Exception CR 2360

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On 239 College St., former City of Toronto by-law 344-91.

(2361) Exception CR 2361

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On 12 Amelia St., former City of Toronto by-law 394-79.

(2362) Exception CR 2362



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2). [ By-law: 1124-2018 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On 520 Parliament St., the even numbered addresses of 44-46 Winchester St., City of Toronto by-law 548-87.

(2363) Exception CR 2363

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2364) Exception CR 2364

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On or between the even numbered addresses of 76-86 Charles St. W., City of Toronto by-law 1090-02;
- (C) On 1 St. Thomas St., former City of Toronto by-laws 372-79 and 579-79 and City of Toronto by-law 1090-02;
- (D) On 23 St. Thomas St., former City of Toronto by-law 96-0093; and
- (E) On the odd numbered addresses of 5-9 Sultan St., former City of Toronto by-laws 792-79 and 97-0501.

(2365) Exception CR 2365

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Former City of Toronto by-law 515-76;
- (C) Former City of Toronto by-law 576-76;
- (D) Former City of Toronto by-law 677-76;
- (E) Former City of Toronto by-law 24-77;
- (F) Former City of Toronto by-law 614-77;
- (G) Former City of Toronto by-law 391-78;
- (H) Former City of Toronto by-law 478-78;



- (I) Former City of Toronto by-law 664-78;
- (J) Former City of Toronto by-law 812-78;
- (K) Former City of Toronto by-law 889-78;
- (L) Former City of Toronto by-law 373-79;
- (M) Former City of Toronto by-law 615-79;
- (N) Former City of Toronto by-law 884-79;
- (O) Former City of Toronto by-law 61-80;
- (P) Former City of Toronto by-law 879-80;
- (Q) Former City of Toronto by-law 116-82;
- (R) Former City of Toronto by-law 145-83;
- (S) Former City of Toronto by-law 92-85;
- (T) Former City of Toronto by-law 514-86; and
- (U) On 1 Church St., former City of Toronto by-laws 198-79, 513-90, and 417-91.

(2366) Exception CR 2366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (C) Former City of Toronto by-law 515-76;
- (D) Former City of Toronto by-law 576-76;
- (E) Former City of Toronto by-law 677-76;
- (F) Former City of Toronto by-law 24-77;
- (G) Former City of Toronto by-law 391-78;
- (H) Former City of Toronto by-law 478-78;
- (I) Former City of Toronto by-law 664-78;
- (J) Former City of Toronto by-law 812-78;
- (K) Former City of Toronto by-law 889-78;
- (L) Former City of Toronto by-law 373-79;
- (M) Former City of Toronto by-law 615-79;
- (N) Former City of Toronto by-law 61-80;
- (O) Former City of Toronto by-law 879-80;
- (P) Former City of Toronto by-law 116-82;
- (Q) Former City of Toronto by-law 145-83;
- (R) Former City of Toronto by-law 92-85;
- (S) Former City of Toronto by-law 514-86; and
- (T) On 2 Church St., 25 The Esplanade, 35 The Esplanade, 45 The Esplanade, 55 The Esplanade, former City of Toronto by-laws 198-79, 61-81, and 513-90.

(2367) Exception CR 2367

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;



(B) Former City of Toronto by-law 121-80; and

(C) On 105 Adelaide St. W., 77 Adelaide St. W., 120 King St. W., 130 King St. W., former City of Toronto by-law 47-80.

(2368) Exception CR 2368

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86;

(C) Section 12(2) 256 of former City of Toronto By-law 438-86;

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(E) On 262 Bloor St. W., former City of Toronto by-laws 787-83 and 788-83; and

(F) On the even numbered addresses of 280-284 Bloor St. W., former City of Toronto by-laws 787-83, 788-83, 540-87 and 205-88.

(2369) Exception CR 2369

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Site Specific Provisions:

(A) Despite 40.5.80.10(1), required **parking spaces** for 140 Carlton Street may be located entirely below ground on the abutting property, municipally known as Montague Park. [ By-law: PL130592 April 1 2016 ]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) On 140 Carlton St., former City of Toronto by-law 146-70. [ By-law: 0559-2014 (OMB PL130592) ] [ By-law: 1092-2021 ]

(2370) Exception CR 2370

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;

(B) Section 12(2) 256 of former City of Toronto By-law 438-86;

(C) On the even numbered addresses of 74-86 Gerrard St. E., former City of Toronto by-laws 763-78, 1-79, and 56-82; and

(D) On the lands municipally known as 101 McGill St., Section 12(2) 147 of former City of Toronto By-law 438-86.

(2372) Exception CR 2372

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (C) On 62 Wellesley St. W., former City of Toronto by-law 231-79.

**(2373) Exception CR 2373**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (C) On 125 Bond St., 137 Bond St., 112 Bond St., 122 Bond St., the even numbered addresses of 288-310 Church St., 322 Church St., 101 Gerrard St. E., 87 Gerrard St. E., 44 Gerrard St. E., 17 Gould St., 25 Gould St., 55 Gould St., 50 Gould St., 55 Mc Gill St., the odd numbered addresses of 285-297 Victoria St., 380 Victoria St., former City of Toronto by-law 97-80.

**(2374) Exception CR 2374**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On the odd numbered addresses of 49-49A McCaul St., 51 McCaul St., former City of Toronto by-laws 267-73, 531-80, 551-80, 94-0534 and 97-0601;
- (C) On 30 St. Patrick St., former City of Toronto by-law 761-86;
- (D) On 54 1/2 St. Patrick St., former City of Toronto by-laws 267-73 and 531-80;
- (E) On 96 St. Patrick St., City of Toronto by-law 151-02;
- (F) On 126 St. Patrick St., former City of Toronto by-laws 267-73 and 531-80;
- (G) On 180, 190 and 206 Simcoe St., former City of Toronto by-law 97-0599, [ By-law: 0559-2014 (OMB PL130592) ]
- (H) On 220 Simcoe Street, Section 11(1) of former City of Toronto By-law 438-86. [ By-law: 1251-2018 ]
- (I) On 248 Simcoe St., former City of Toronto by-law 171-88.

**(2375) Exception CR 2375**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) City of Toronto by-law 466-2005;
- (C) On 21 Balmuto St., City of Toronto by-law 226-07; and
- (D) On 35 Balmuto St. and 764 Yonge St., City of Toronto by-law 466-05.

**(2376) Exception CR 2376**



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On 195 St. Patrick St., former City of Toronto by-laws 64-83 and 273-83;
- (C) On 211 St. Patrick St., former City of Toronto by-laws 528-80, 64-83 and 273-83; and
- (D) On 280 Simcoe St., former City of Toronto by-laws 528-80, 64-83 and 273-83.

(2377) Exception CR 2377

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 35 Charles St. W., former City of Toronto by-laws 57-67 and 296-70.

(2378) Exception CR 2378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 465 Huron St., former City of Toronto by-laws 787-83, 788-83 and 326-85.

(2379) Exception CR 2379

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite 40.5.40.10(4), equipment and **structures** located on the roof of a **building**:
  - (i) may exceed the permitted maximum height for that **building** by a maximum of 3.0 metres only, instead of by the 5.0 metres permitted by 40.5.40.10(4); and
  - (ii) may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (B) In addition to the requirements of 40.5.40.10(5)(A) and (B), equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building** must also be set back at least 3.0 metres from the interior face of the **main wall** facing the **front lot line**;
- (C) In addition to the requirements of 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space**:
  - (i) must be set back at least 3.0 metres from the interior face of the **main wall** facing the **front lot line**; and
  - (ii) may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;



- (D) The maximum height of a **main wall** facing the **front lot line** is 7.5 metres measured from the average elevation of the ground along the **front lot line**;
- (E) Despite 40.10.40.70(2)(A) for a **building** constructed after May 9, 2013, if it is on a **lot** that is:
  - (i) beside one **lot** in the CR zone, which has a **building** fronting on Davenport Road, the required minimum **front yard setback** for that **building** constructed after May 9, 2013, is the **front yard setback** of the **building** located on the abutting **lot**; and
  - (ii) between two abutting **lots** in the CR zone, each of which have a **building** fronting on Davenport Road, the required minimum **front yard setback** for that **building** constructed after May 9, 2013, is the average of the **front yard setbacks** of those **buildings** located on the two abutting **lots**;
- (F) Despite 40.10.40.70(2)(E) a **building** may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (G) Despite 40.10.40.70(5) **building setbacks** apply above and below ground; and
- (H) Despite 40.5.40.40, the **gross floor area** of a **building** may be reduced only to a maximum of 50% of the floor area of the **basement** and the floor space index of a **building** may be reduced only to a maximum of 50% of the floor area of the **basement** divided by the area of the **lot**. [ By-law: 1033-2014 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 137 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 194 Davenport Rd., former City of Toronto by-law 542-78; and
- (E) On 202 Davenport Rd., former City of Toronto by-law 97-77.

(2380) Exception CR 2380

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite 40.5.40.10(4), equipment and **structures** located on the roof of a **building**:
  - (i) may exceed the permitted maximum height for that **building** by a maximum of 3.0 metres only, instead of by the 5.0 metres permitted by 40.5.40.10(4); and
  - (ii) may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (B) In addition to the requirements of 40.5.40.10(5)(A) and (B), equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building** must also be set back at least 3.0 metres from the interior face of the **main wall** facing the **front lot line**;
- (C) In addition to the requirements of 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space**:
  - (i) must be set back at least 3.0 metres from the interior face of the **main wall** facing the **front lot line**; and
  - (ii) may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (D) The maximum height of a **main wall** facing the **front lot line** is 7.5 metres measured from the average elevation of the ground along the **front lot line**;
- (E) Despite 40.10.40.70(2)(A) for a **building** constructed after May 9, 2013, if it is on a **lot** that is:
  - (i) beside one **lot** in the CR zone, which has a **building** fronting on Davenport Road, the required minimum **front yard setback** for that **building** constructed after May 9, 2013, is the **front yard setback** of the **building** located on the abutting **lot**; and



- (ii) between two abutting **lots** in the CR zone, each of which have a **building** fronting on Davenport Road, the required minimum **front yard setback** for that **building** constructed after May 9, 2013, is the average of the **front yard setbacks** of those **buildings** located on the two abutting **lots**;
- (F) Despite 40.10.40.70(2)(E) a **building** may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (G) Despite 40.10.40.70(5) **building setbacks** apply above and below ground; and
- (H) Despite 40.5.40.40, the **gross floor area** of a **building** may be reduced only to a maximum of 50% of the floor area of the **basement** and the floor space index of a **building** may be reduced only to a maximum of 50% of the floor area of the **basement** divided by the area of the **lot**. [ By-law: 1033-2014 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 137 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 184 Davenport Rd., former City of Toronto by-law 584-78.

(2381) Exception CR 2381

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 156 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 531-78;
- (E) Former City of Toronto by-law 532-78;
- (F) Former City of Toronto by-law 533-78;
- (G) Former City of Toronto by-law 39-80;
- (H) Former City of Toronto by-law 696-81;
- (I) Former City of Toronto by-law 59-82;
- (J) Former City of Toronto by-law 546-83;
- (K) Former City of Toronto by-law 547-83;
- (L) Former City of Toronto by-law 49-90; and
- (M) On the even numbered addresses of 502-510 Queen St. E., 512 Queen St. E., 524 Queen St. E., 540 Queen St. E., former City of Toronto by-laws 284-72 and 204-79.

(2382) Exception CR 2382

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Former City of Toronto by-law 531-78;



- (D) Former City of Toronto by-law 532-78;
- (E) Former City of Toronto by-law 533-78;
- (F) Former City of Toronto by-law 39-80;
- (G) Former City of Toronto by-law 59-82;
- (H) Former City of Toronto by-law 546-83;
- (I) Former City of Toronto by-law 547-83;
- (J) Former City of Toronto by-law 49-90; and
- (K) On 181 Parliament St., the odd numbered addresses of 205-217 Parliament St., the even numbered addresses of 348-404 Queen St. E., the even numbered addresses of 418-420 Queen St. E., 428-438 Queen St. E., 104 Sackville St., 567 Shuter St., 8 Trefann St., former City of Toronto by-laws 284-72 and 204-79.

(2383) Exception CR 2383

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, the maximum **gross floor area** for commercial purposes is 1,622 square metres. [TO: 438-86; 12(2) 168]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 304 of former City of Toronto By-law 438-86;
- (C) On the even numbered addresses of 20-30 Asquith Ave., 31 Bloor St. E., 20 Charles St. E., 830 Church St., 2 Sultan St., former City of Toronto by-law 601-86; and
- (D) On the lands municipally known as 20-30 Asquith Ave. and 830 Church St., Section 12 (2) 168 of former City of Toronto By-law 438-86.

(2384) Exception CR 2384

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) On 2 Bloor St. E., former City of Toronto by-law 972-88. [ By-law: 1682-2019 ]

(2385) Exception CR 2385

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 304 of former City of Toronto By-law 438-86;
- (C) Section 12(5)(d) of former City of Toronto By-law 438-86; and
- (D) On 789 Yonge St., former City of Toronto by-laws 114-74, 246-74, and 456-76.

(2386) Exception CR 2386



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 304 of former City of Toronto By-law 438-86; and
- (D) On 40 Asquith Ave., former City of Toronto by-laws 853-79, 317-80, and 657-89.

(2387) Exception CR 2387

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 168 John St., former City of Toronto by-laws 590-76 and 20-77; and
- (E) On the lands municipally known as 238 Queen St. W., Section 12(2) 188 of former City of Toronto By-law 438-86.

(2388) Exception CR 2388

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 203 of former City of Toronto By-law 438-86; and
- (C) On 180 Queen St. W., former City of Toronto by-law 97-0599 and City of Toronto by-law 355-03; and
- (D) On 190 Simcoe St., 330 University Ave., former City of Toronto by-law 97-0599. [ By-law: 1682-2019 ]

(2389) Exception CR 2389

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).
- (B) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 207 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 239 of former City of Toronto By-law 438-86;



- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (F) On 250 Dundas St. W., former City of Toronto by-laws 64-83 and 273-83;
- (G) On 257 Dundas St. E., former City of Toronto by-laws 276-75 and 443-75;
- (H) On or between the odd numbered addresses of 263-271 Dundas St. E., former City of Toronto by-law 96-0343;
- (I) On 310 Dundas St. E., former City of Toronto by-laws 616-76 and 617-76;
- (J) On 346 Dundas St. E., former City of Toronto by-laws 573-78 and 574-78;
- (K) On 398 Dundas St. E., former City of Toronto by-laws 235-75 and 468-75; and
- (L) On the lands municipally known as 401 Dundas St. E. in 1992, Section 12 (2) 290 of former City of Toronto By-law 438-86.

(2390) Exception CR 2390

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (E) On 80 Dundas St. E., former City of Toronto by-law 381-91.

(2391) Exception CR 2391

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(2393) Exception CR 2393

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 219 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 9 Bedford Rd., former City of Toronto by-law 364-87.

(2394) Exception CR 2394

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 14 Spadina Rd. in 1983, a **nursing home, residential care home, retirement home, or seniors community house** are permitted if the **building** or additions to the **building** comply with the other regulations of this By-law; [TO: 438-86; 12(1) 250]



- (B) On a **lot**, an **eating establishment** or **take-out eating establishment** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; and [TO: 438-86; 12(2) 219]

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 10 Spadina Rd. and 16 Spadina Rd., former City of Toronto by-law 57-77.

(2395) Exception CR 2395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 228 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2396) Exception CR 2396

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 228 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 720 Spadina Ave., former City of Toronto by-laws 22581 and 22767; and
- (E) On 736 Spadina Ave., City of Toronto by-law 345-04.

(2397) Exception CR 2397

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On 1099 Bay St., former City of Toronto by-law 719-84;
- (C) On 1121 Bay St., former City of Toronto by-laws 311-78 and 664-99; and
- (D) On 55 Charles St. W., former City of Toronto by-laws 559-78 and 596-78. [ By-law: 1682-2019 ]

(2398) Exception CR 2398

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) On 250 Dundas Street West, if the requirements of Section 5 and Schedule A of By-law 817-2020 are complied with, then a **building** or **structure** may be constructed in compliance with regulations (B) to (R) below; [ By-law: 1092-2021 ]
- (B) Despite regulations 40.10.20.10(1) and 40.10.20.20(1), **public parking** is a permitted use;
- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** for all uses on the **lot** is 46,800 square metres, allocated as follows:
- (i) The permitted maximum **gross floor area** for residential uses is 31,450 square metres; and
  - (ii) The permitted maximum **gross floor area** for non-residential uses is 15,350 square metres;
- (D) In addition to the exclusions listed in Clause 40.5.40.40, the **gross floor area** of a **building** is also reduced by:
- (i) **Amenity space** not required by this by-law;
- (E) A minimum of 10.0 percent of the **dwelling units** must contain three bedrooms and 27 percent of the **dwelling units** must contain two bedrooms;
- (F) Despite regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 95.1 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite regulation 40.10.40.10(1), the permitted maximum **height** of any **building** or **structure** on the **lot** is the numerical value, in metres, following the symbol "HT" on Diagram 2 attached to By-law 817-2020;
- (H) Despite Clause 40.5.40.10 and regulation (G) above, the following elements of a **building** may exceed the permitted maximum height as follows:
- (i) Wind screens, parapets, terrace or balcony guardrails, ornamental elements, pavers, balustrades, railings and dividers, pergolas, trellises, planters, eaves, privacy screens, stair enclosures, skylights, mechanical equipment, mechanical and architectural screens, access hatches, roof assemblies, roof drainage, window washing equipment, chimneys, vents, lightning rods, light fixtures, pavers, elements of a **green roof, structures** located on the roof used for outside or open air recreation, which may project above the **height** limits shown on Diagram 2 attached to By-law 817-2020 by no more than 3.0 metres; and
  - (ii) Elevator overrun which may project above the **height** limits shown on Diagram 2 attached to By-law 817-2020 by no more than 4 metres.
- (I) Despite clause 40.5.40.70 and regulations 600.10.10(1), 40.10.40.70(1), and 40.10.40.80(1) the required minimum **building setbacks** and minimum distance between **main walls** must be provided as shown in metres on Diagram 2 of By-law 817-2020, except that any **main wall** of the first **storey** of the **building** must be set back a minimum of 3.0 metres from the **lot line** abutting Dundas Street West;
- (J) Despite regulations 600.10.10(1) and 40.5.40.60(1), clause 40.10.40.60 and regulation (I) above, the following elements of a **building** may encroach into the required **building setback** or separation distance as follows:
- (i) Cornices, eaves, light fixtures, parapets, art and **landscaping** features, trellises, window sills, vertical window screens, ornamental elements, ventilation shafts, mechanical equipment, balustrade, railings, wheelchair ramps, site servicing features, window washing equipment, mullion cap extensions, screening, stair enclosures, fences underground garage ramp and associated **structures**, up to a maximum of 0.5 metres; and
  - (ii) Awning and canopies, up to a maximum of 2.0 metres;
- (K) Article 600.10.10 with respect to **building setbacks** does not apply;
- (L) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided as follows:
- (i) A minimum of 2.0 square metres per **dwelling unit** of **indoor amenity space**;
  - (ii) A minimum of 1.74 square metres per **dwelling unit** of outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) No outdoor **amenity space** is required for non-residential uses;
- (M) Despite regulation 200.5.10.1(1), (2), (3) and (5), **parking spaces** must be provided as follows:



- (i) A minimum of 54 **parking spaces** for residents of **dwelling units**; and
- (ii) A minimum of 31 **parking spaces** for non-residential uses, of which:
  - (a) 3 **parking spaces** must be exclusively reserved and signed and located on the first level of underground parking for short-term pick up and drop off activities;
- (N) Despite regulation 200.5.1.10(12)(c) the vehicular entrance or exit to the **building** may be less than 6.0 metres from the **lot line** abutting the **street**;
- (O) Despite clause 40.10.90.1 and regulations 220.5.10.1 (1), (2), (3) and (5), at least one type "G" **loading space** and one type "C" **loading space**, and one type "B" **loading space** must be provided and maintained;
- (P) Despite regulation 230.5.1.10 (4) and (5), a " **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 0.46 metres by 1.93 metres and a vertical dimension of at least 1.22 metres; and
  - (ii) Where 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;
- (Q) Despite clause 230.5.10.1 **bicycle parking spaces** must be provided on the **lot** for residential and non-residential uses as follows:
  - (i) A minimum of 499 "long-term" **bicycle parking spaces** must be provided for residential and non-residential occupants; and
  - (ii) A minimum of 90 "short-term" **bicycle parking spaces** must be provided for residential and non-residential visitors;
- (R) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 817-2020 ]

(2399) Exception CR 2399

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On 20 Carlton St., former City of Toronto by-laws 622-78, 238-79 and 87-80; and
- (C) On 30 Carlton St. and 33 WOOD ST, former City of Toronto by-laws 147-69 and 237-84. [ By-law: 1682-2019 ]

(2400) Exception CR 2400

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 832 Bay St., City of Toronto by-law 519-08. [ By-law: 1682-2019 ]

(2401) Exception CR 2401

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 304 of former City of Toronto By-law 438-86; and
- (C) On 18 Cumberland St., former City of Toronto by-law 503-77. [ By-law: 1682-2019 ]

(2402) Exception CR 2402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 241 Church St., former City of Toronto by-law 97-0220.

(2402) Exception CR 2402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 241 Church Street, if the requirements of Section 6 and Schedule A of By-law 1017-2022 are complied with, a **building** or **structures** may be constructed or used on the lands in compliance with (B) to (AA) below;
- (B) For purposes of this exception, the **lot** is as shown on Diagram 1 of By-law 1017-2022;
- (C) Despite Regulation 40.10.40.40(1), the total **gross floor area** on the **lot** must not exceed a maximum of 36,550 square metres, provided:
  - (i) the residential **gross floor area** does not exceed 36,450 square metres; and
  - (ii) a minimum non-residential **gross floor area** of 235 square metres is provided;
- (D) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between a Canadian Geodetic Datum (CGVD2013) of 88.68 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number following "HT" in metres as shown on Diagram 3 of By-law 1017-2022;
- (F) Despite Regulations 40.5.40.10(4), (5), (6), (7) and (8), and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) stair enclosures, mechanical penthouse, boiling rooms, F.A.U.s, chillers, generators, elevator overruns and machine rooms, telecommunications equipment, cooling towers, **building** maintenance units, chimneys, stacks, heating and cooling equipment, ventilation equipment, air shafts, maintenance and safety equipment, window washing equipment, antennae, lightning rods, exhaust flues, and garbage chute overruns, to a maximum of 8 metres or a Canadian Geodetic Datum (CGVD2013) of 261.5 metres, on any portion of the **building** with a maximum height of 164 metres as specified by the numbers following the symbol HT on Diagram 3 of By-law 1017-2022;
  - (ii) roof top access hatches, wind and privacy screens, railings, elements of a **green roof**, parapets, architectural features, roof drainage components, and thermal and waterproofing assembly to a maximum of 4 metres or a Canadian Geodetic Datum (CGVD2013) of 261.5 metres, on any portion of the **building** with a maximum height of 164 metres as specified by the numbers following the symbol HT on Diagram 3 of By-law 1017-2022;
  - (iii) trellises, railings, lighting fixtures, ornamental elements, planters, **landscaping**, guard rails, wheelchair ramps, structural/non-structural architectural columns/piers, roof overhangs, privacy screens, parapets, roof drainage components, thermal and waterproofing assemblies, and elements or **structures** providing safety or wind protection to rooftop **amenity space** to a maximum of 4.0 metres on any portion of the **building** with a maximum height of 23 metres or below as specified by the numbers following the symbol HT on Diagram 3 of By-law 1017-2022;



- (G) Despite Regulations 40.10.40.70(1), 40.10.40.80(1), and 600.10.10, the required minimum **building setbacks** and required separation of **main walls** are as shown in metres on Diagram 3 of By-law 1017-2022;
- (H) Despite Regulation 40.10.40.80(1), 600.10.10, and (G) above, no minimum above-ground distance between **main walls** containing windows or openings of a **building** shall apply for **main walls** associated with inset balconies;
- (I) Despite Clause 40.10.40.60, and (G) above, the following elements of a **building** may encroach into a required **building setback** and separation distance between **main walls** to a maximum of:
  - (i) 5.0 metres, for window sills, lighting fixtures, awnings, canopies, architectural features, ornamental elements, parapets, terraces, canopies, trellises, guardrails, balustrades, railings, wheel chair ramps, stairs, stair enclosures, vents, shafts, chimneys, mechanical fans, satellite dishes, antennae, curbs, stairs, stairs landings, stair enclosures or covers, privacy screens, mechanical and architectural screens, **building** maintenance units, window washing equipment, or bicycle parking;
  - (ii) 2.0 metres for balconies and balcony roofs, windowsills, lighting figures, parapets, and guardrails; and
  - (iii) 0.3 metres for Juliet Balconies;
- (J) Despite clauses (E), (F) and (H) above, or any other clause of this by-law, no elements of the **building** are permitted to project above a Canadian Geodetic Datum (CGVD2013) of 261.50 metres;
- (K) Despite Regulation 40.10.40.1(1), all residential use portions of the **building** must be located above non-residential use portions of a **building**, other than residential lobby access;
- (L) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.2 metres;
- (M) Despite Regulation 40.10.40.50(1) and (2), **amenity space** must be provided at a minimum rate of 3.2 square metres per unit for each **dwelling unit**, of which:
  - (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 1.2 square metre for each **dwelling unit** is outdoor **amenity space**;
  - (iii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**;
- (N) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (ii) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
  - (iii) an additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (iv) convertible **dwelling units**, as described in (N)(iii) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (O) Despite Regulation 200.5.1(3)(A), the minimum **drive aisle** width shall be 5.5 metres;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 **parking spaces** must be provided in accordance with the following:
  - (i) a minimum rate of 0.10 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) no residential visitor **parking spaces** are required; and
  - (iii) no **parking spaces** are required for non-residential uses;
- (Q) Despite Regulation 200.5.1.10(2), a maximum of 25 percent of the **parking spaces** may have minimum dimensions of:
  - (i) length of 5.1 metres;
  - (ii) width of 2.4 metres;
  - (iii) vertical clearance of 1.7 metres; and
  - (iv) if the side of the **parking space** is obstructed it is not required to be increased by 0.3 metres;



- (R) Despite Regulation 200.5.1.10(12), the minimum width of a one-way **driveway** must be 3 metres and no setback is required for the **vehicle** entrance or exit to the **building**;
- (S) Despite Regulation 200.5.1.10(13), access to **parking spaces** in the **building** may be provided by **vehicle** elevators, in accordance with the following:
  - (i) each **vehicle** elevator must have a minimum platform width of 2.4 metres; and
  - (ii) not less than two **vehicle** elevators must be provided and maintained in the **building** for the use of residents;
- (T) Despite Regulation 200.15.1(1), an accessible **parking space** must comply with the following minimum dimensions:
  - (i) A length of 5.6 metres;
  - (ii) A width of 3.4 metres;
  - (iii) A 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;
- (U) Despite regulations 200.15.1.5(1) and 200.15.1(4), the nearest point of an accessible **parking space** must be located no more than 12.0 metres, from the nearest point of a barrier-free elevator that provides access to the first **storey** of the **building**;
- (V) Despite Regulations 230.40.1.20(2) and 230.5.1.10 (10), "short-term" **bicycle parking spaces** may be located in a **building** in an enclosed room, and in a **stacked bicycle parking space**;
- (W) Despite Regulation 230.5.1.10(4)(B), the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
  - (i) minimum length or vertical clearance of 1.2 metres;
  - (ii) minimum width of 0.6 metres; and
  - (iii) minimum horizontal clearance from the wall of 1.2 metres;
- (X) Despite Regulation 230.5.1.10(4)(A) and (5), the minimum dimensions of a **stacked bicycle parking space** are:
  - (i) minimum length of 1.4 metres;
  - (ii) minimum width of 0.2 metres; and
  - (iii) minimum vertical clearance from the ground of 2.4 metres;
- (Y) Despite Regulation 600.20.10(1)(A) and (B), the requirement for a minimum **lot frontage** to be occupied by the listed uses does not apply;
- (Z) Despite Regulation 600.20.10 (1) (C), no main pedestrian entrance shall be required along the priority retail **street**;
- (AA) The provisions of this By-law respecting the height of any **building** or **structure**, including permitted exceptions, are subject to any further limitations as may be set out in a by-law passed under an agreement pursuant to Section 5.81 of the Aeronautics Act, R.S.C. 1985, c. A-2.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1017-2022 Enacted ]

(2403) Exception CR 2403

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 304 of former City of Toronto By-law 438-86;
- (C) On 18 Davenport Rd., 15 McMurrich St., the even numbered addresses of 890-900 Yonge St., former City of Toronto by-laws 839-78 and 202-79;
- (D) On 77 McMurrich St., 950 Yonge St., former City of Toronto by-law 95-0137; and



(E) On the even numbered addresses of 890-900 Yonge St., former City of Toronto by-law 667-83.

(2404) Exception CR 2404

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; [TO: 438-86; 12(2) 142]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 267 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2405) Exception CR 2405

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 267 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2406) Exception CR 2406

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2407) Exception CR 2407

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2408) Exception CR 2408

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 former City of Toronto of By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 2131 Yonge St., former City of Toronto by-law 21739, 337-67, 327-69 and 518-83.

(2409) Exception CR 2409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 2087 Yonge St., former City of Toronto by-law 809-84 and former City of Toronto by-law 607-1998. [ By-law: 1675-2013 ]

(2410) Exception CR 2410

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and
- (B) On 2 ROXBOROUGH ST E, City of Toronto by-law 294-99.

(2411) Exception CR 2411

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.



**(2412) Exception CR 2412**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 360 Bloor St. E., former City of Toronto by-laws 286-80 and 326-82; and
- (B) On 388 Bloor St. E., former City of Toronto by-law 640-83.

**(2413) Exception CR 2413**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On 1639 Yonge St., City of Toronto by-law 394-06.

**(2414) Exception CR 2414**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and
- (B) On the even numbered addresses of 10-30 Scrivener Sq., the odd numbered addresses of 5-25 Scrivener Sq., City of Toronto by-law 398-00.

**(2415) Exception CR 2415**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 801 Mount Pleasant Rd. and 803 Mount Pleasant Rd., former City of Toronto by-law 74-81.



(2417) Exception CR 2417

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 700 Mount Pleasant Rd., City of Toronto by-law 718-99.

(2418) Exception CR 2418

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 477 Mount Pleasant Rd., former City of Toronto by-law 467-76.

(2419) Exception CR 2419

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 265 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2420) Exception CR 2420

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 108 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.



**(2421) Exception CR 2421**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 193 of former City of Toronto By-law 438-8;  
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and  
(D) On 4-10 Teddington Park Ave., former City of Toronto by-law 528-85.

**(2422) Exception CR 2422**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) These **premises** must comply with Exception 900 11.10(2).]

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 269 of former City of Toronto By-law 438-86;  
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and  
(E) On 2567 Yonge St., former City of Toronto by-law 280-84.

**(2423) Exception CR 2423**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 108 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 269 of former City of Toronto By-law 438-86; and  
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**(2424) Exception CR 2424**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 269 of former City of Toronto By-law 438-86; and  
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**(2425) Exception CR 2425**



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On the odd numbered addresses of 2079-2085 Yonge St., and the odd numbered addresses of 2093- 2111 Yonge St., former City of Toronto by-law 809-84 and former City of Toronto by-law 809-84 and City of Toronto by-law 607-1998. [ By-law: 1675-2013 ]

(2426) Exception CR 2426

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres; and [TO: 438-86; 12(2) 199]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (B) On 80 Danforth Ave., former City of Toronto by-laws 392-76 and 487-76;
- (C) On the lands municipally known as 411 Danforth Ave. in 1996, Section 12(1) 429 (i) of former City of Toronto By-law 438-86; and
- (D) On the lands municipally known as 535 Danforth Ave. in 1996, Section 12(1) 429 (ii) of former City of Toronto By-law 438-86.

(2427) Exception CR 2427

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands known in 1982 as 9, 11, 12, 15, 17, 19, 21, 30, 33, and 35 Hazelton Avenue in 1982, an **eating establishment, take-out eating establishment, personal service shop** involving the cleaning of apparel, **pet services, laboratory, motion pictures production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service** for photocopying and printing services, **retail store** for the sale of animals, pets, firearms, taxidermy and auctioned items, or a **vehicle dealership or massage therapy** is not a permitted use. [TO: 438-86; 12 (2) 23] [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(5)(d) of former City of Toronto By-law 438-86;
- (C) On 9 Hazelton Ave., former City of Toronto by-laws 501-77 and 691-77;
- (D) On the even numbered addresses of 12-24 Hazelton Ave., 28 Hazelton Ave., former City of Toronto by-law 48-74;
- (E) On the even numbered addresses of 30-30A Hazelton Ave., former City of Toronto by-law 192-69; and



(F) On 126 Scollard St., former City of Toronto by-law 654-82.

(2428) Exception CR 2428

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2429) Exception CR 2429

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86;

(B) Section 12(2) 269 of former City of Toronto By-law 438-86;

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(D) On or between the even numbered addresses of 3018-3020 Yonge St., City of Toronto by-law 2-10;  
and

(E) On 3050 Yonge St., former City of Toronto by-law 96-0331.

(2430) Exception CR 2430

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86;

(C) Section 12(2) 269 of former City of Toronto By-law 438-86;

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(E) On 20 GLEBE RD W, former City of Toronto by-law 391-81, 703-81, and 704-81.

(2431) Exception CR 2431

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86;

(B) Section 12(2) 269 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.



(2432) Exception CR 2432

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2433) Exception CR 2433

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 2346 Yonge St., former City of Toronto by-law 422-90.

(2434) Exception CR 2434

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2435) Exception CR 2435

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 2712 Yonge St., City of Toronto by-law 81-99.

(2436) Exception CR 2436



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;  
(B) Section 12(2) 317 of former City of Toronto By-law 438-86; and  
(C) On 571 Bloor St. W., former City of Toronto by-laws 717-82 and 228-83.

(2437) Exception CR 2437

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;  
(B) Section 12(2) 318 of former City of Toronto By-law 438-86;  
(C) City of Toronto by-law 537-2005;  
(D) On 72 Clinton St., former City of Toronto by-law 200-85;  
(E) On 593 College St., former City of Toronto by-law 232-77;  
(F) On 622 College St., former City of Toronto by-law 200-85;  
(G) On 650 College St., former City of Toronto by-law 739-81; and  
(H) On 200 Montrose Ave., former City of Toronto by-laws 319-78 and 519-79.

(2439) Exception CR 2439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 33 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;  
(C) Section 12(2) 317 of former City of Toronto By-law 438-86; and  
(D) On 34 Lennox St., the odd numbered addresses of 581-603 Markham St., former City of Toronto by-laws 717-82 and 228-83.

(2440) Exception CR 2440

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 227 of former City of Toronto By-law 438-86;



- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 245 Eglinton Ave. E., former City of Toronto by-law 770-84.

(2441) Exception CR 2441

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2442) Exception CR 2442

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2443) Exception CR 2443

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 108 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On 18 Wanless Ave., City of Toronto by-law 902-99; and
- (F) On 3179 Yonge St., former City of Toronto by-law 809-87.

(2444) Exception CR 2444

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2445) Exception CR 2445



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 3130 Yonge St., City of Toronto by-law 491-00.

(2446) Exception CR 2446

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 40 Gerrard St. E., former City of Toronto by-laws 277-69 and 310-71.

(2448) Exception CR 2448

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]

- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 95 Prince Arthur Ave., former City of Toronto by-laws 787-83, 325-85, 326-85, 540-87 and 205-88.

(2449) Exception CR 2449

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:



- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) On 37 Mutual St., former City of Toronto by-law 445-78.

(2450) Exception CR 2450

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]
- (B) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; and [TO: 438-86; 12(2) 219]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 455 Huron St., former City of Toronto by-laws 787-83, 788-83 and 326-85.

(2451) Exception CR 2451

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 27 Carlton St., former City of Toronto by-law 284-83. [ By-law: 1682-2019 ]

(2452) Exception CR 2452

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 146 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) On 21 Carlton St., City of Toronto by-law 683-04. [ By-law: 1682-2019 ]

(2453) Exception CR 2453

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 1033 Bay St., former City of Toronto by-laws 735-83, 742-85, and 845-86. [ By-law: 1682-2019 ]

(2454) Exception CR 2454

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On the even numbered addresses of 296-298 Jarvis St., 300 Jarvis St., former City of Toronto by-laws 725-81 and 298-88; and
- (C) On the land municipally known as 314 Jarvis St., former City of Toronto by-law 526-89 and City of Toronto by-law 3-2006.

(2455) Exception CR 2455

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 84 of former City of Toronto By-law 438-86;



- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) On the even numbered addresses of 20-30 Asquith Ave., 31 Bloor St. E., 20 Charles St. E., 830 Church St., 2 Sultan St., former City of Toronto by-law 601-86;
- (D) On the lands municipally known as 20 Charles St. East, Section 12 (2) 167 of former City of Toronto By-law 438-86; and
- (E) On or between the even numbered addresses of 30-38B Charles St. E., 40 Charles St. E., 35 Hayden St., former City of Toronto by-law 319-92.

(2456) Exception CR 2456

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law; and [TO: 438-86; 12(1) 126]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (D) On 10 Bellair St., 100 Bloor St. W., City of Toronto by-law 133-99. [ By-law: 1682-2019 ]

(2457) Exception CR 2457

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (B) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted;
- (C) **Dwelling units** are only permitted above the first **storey**; and
- (D) These **premises** must comply with Exception 900 11.10(2).
- (E) An **eating establishment**, **take-out eating establishment**, **club**, a **retail store** that sells baked goods, **place of assembly**, **cabaret**, and **recreation use** that is not a swimming pool or skating rink, is subject to the following:
  - (i) the **interior floor area** of any of the uses listed above, may not exceed 100 square metres;
  - (ii) the calculation of **interior floor area** is reduced by the **interior floor area** used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I) and in the case of an **eating establishment** or **take-out eating establishment**, the **interior floor areas** used for associated offices, storage rooms, and staff rooms located in the **basement**;
  - (iii) None of the uses listed in (E) may be located above the first **storey** in a **building** or **structure**;
  - (iv) A **building** or **structure** may contain a maximum of one of the uses listed in (E); and
  - (v) A **building** or **structure** used for any of the uses listed in (E) must be located on a **lot** as such **lot** existed on January 29, 2020. [ By-law: 90-2020 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 279 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 56 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 240 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and



(F) On 54 Kensington Ave., former City of Toronto by-law 655-86.

(2458) Exception CR 2458

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Former City of Toronto by-law 97-0521; and
- (D) On 1005 King St. W., former City of Toronto by-law 694-86 and City of Toronto by-law 296-02.

(2459) Exception CR 2459

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On the odd numbered addresses of 295-345 Dufferin St. 1182 King St. W., former City of Toronto by-law 711-83.

(2460) Exception CR 2460

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, the main pedestrian entrance access to any non-residential use must be from King St. W.; and [TO: 438-86; 12(2) 169]



- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 288 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Former City of Toronto by-law 97-0521;
- (F) On 905 King St. W., former City of Toronto by-law 694-86.; and
- (G) On 915 King St. W., City of Toronto by-laws 694-86 and 296-02.

**(2461) Exception CR 2461**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 97-0521;
- (E) On 21 Canniff St., 901 King St. W., former City of Toronto by-law 694-86; and
- (F) On 18 Stafford St., former City of Toronto by-law 694-86 and City of Toronto by-law 865-01.

**(2462) Exception CR 2462**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:



- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 97-0521; and
- (E) On the odd numbered addresses of 1029-1033 King St. W., former City of Toronto by-law 694-86.

(2463) Exception CR 2463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 97-0521; and
- (E) On 1071 King St. W., 100 Strachan Ave., former City of Toronto by-law 694-86.

(2464) Exception CR 2464

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, service, maintenance and repair facility of a public **transportation use** is permitted; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:



- (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
- (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 389 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 1800 Yonge St., former City of Toronto by-laws 75-80 and 251-80.

(2466) Exception CR 2466

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 22 St. Clair Ave. E. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; [TO: 438-86; 12 (1) 428]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 22 St. Clair Ave. E., former City of Toronto by-law 130-74.

(2467) Exception CR 2467

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**; and [TO: 438-86; 12(1) 445]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2468) Exception CR 2468



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 55 Prince Arthur Ave., former City of Toronto by-law 746-81.

(2469) Exception CR 2469

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 66 Avenue Rd. and 4 Lowther Ave., former City of Toronto by-law 787-80.

(2470) Exception CR 2470

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 141 St. George St., former City of Toronto by-law 977-79.

(2471) Exception CR 2471

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2472) Exception CR 2472

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On the even numbered addresses of 174-178 St. George St., former City of Toronto by-laws 787-83, 540-87 and 205-88.

(2473) Exception CR 2473

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (B) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted;
- (C) **Dwelling units** are only permitted above the first **storey**; and
- (D) These **premises** must comply with Exception 900 11.10(2).
- (E) An **eating establishment**, **take-out eating establishment**, **club**, a **retail store** that sells baked goods, **place of assembly**, **cabaret**, and **recreation use** that is not a swimming pool or skating rink, is subject to the following:
  - (i) the **interior floor area** of any of the uses listed above, may not exceed 100 square metres;
  - (ii) the calculation of **interior floor area** is reduced by the **interior floor area** used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I) and in the case of an



**eating establishment** or **take-out eating establishment**, the **interior floor areas** used for associated offices, storage rooms, and staff rooms located in the **basement**;

- (iii) None of the uses listed in (E) may be located above the first **storey** in a **building** or **structure**;
- (iv) A **building** or **structure** may contain a maximum of one of the uses listed in (E); and
- (v) A **building** or **structure** used for any of the uses listed in (E) must be located on a **lot** as such **lot** existed on January 29, 2020. [ By-law: 90-2020 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 279 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 56 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 240 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (F) On 260 Augusta Ave., former City of Toronto by-laws 638-76, 480-78, 481-78, 482-78, and 768-84; and
- (G) On 64 Oxford St., former City of Toronto by-law 638-76, 190-81, 368-81, 369-81, and 370-81.

**(2474) Exception CR 2474**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On the lands municipally known as 321 Bloor St. East in 1989, Section 12(1) 268 of former City of Toronto By-law 438-86; and
- (C) On 1 Mount Pleasant Rd., former City of Toronto by-laws 473-78, 474-78, and 356-89 and City of Toronto by-law 991-01.

**(2475) Exception CR 2475**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 110 Bloor St. W., 145 Cumberland St., former City of Toronto by-laws 105-79, 201-79, 486-78, and 845-84. [ By-law: 607-2015 ]

**(2476) Exception CR 2476**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 235 Bloor St. E., former City of Toronto by-laws 22769 and 325-82.



**(2477) Exception CR 2477**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;  
(B) On 129 College St. and 700 University Ave., former City of Toronto by-law 241-69; and  
(C) City of Toronto by-law 593-06.

**(2478) Exception CR 2478**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and  
(B) City of Toronto by-law 593-06.

**(2479) Exception CR 2479**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; [TO: 438-86; 12(2) 219]  
(B) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and  
(C) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 137 of former City of Toronto By-law 438-86;  
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and  
(E) On 210 Avenue Rd. and 2A Chicora Ave., former City of Toronto by-law 874-78.

**(2480) Exception CR 2480**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 208 of former City of Toronto By-law 438-86;



- (C) On the even numbered addresses of 120-160 Bloor St. E., former City of Toronto by-laws 853-79, 317-80, and 657-89;
- (D) On the even numbered addresses of 278-278R Bloor St. E., former City of Toronto by-laws 787-79 and 881-79; and
- (E) On 300 Bloor St. E., City of Toronto by-law 590-90.

(2481) Exception CR 2481

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1), 40.10.20.100 (18), and Clause 40.10.150.1 (Waste) **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 219 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On or between the even numbered addresses of 480-482 Huron St., 488 Huron St., the even numbered addresses of 490-494 Huron St., 13 Madison Ave., the odd numbered addresses of 15-19 Madison Ave., the odd numbered addresses of 21-25 Madison Ave., 27 Madison Ave., former City of Toronto by-law 318-75; and
- (F) On the even numbered addresses of 480-482 Huron St., 488 Huron St., the even numbered addresses of 490-494 Huron St., 13 Madison Ave., the odd numbered addresses of 15-19 Madison Ave., the odd numbered addresses of 21-25 Madison Ave., 27 Madison Ave., former City of Toronto by-law 319-75.

(2482) Exception CR 2482

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; [TO: 438-86; 12(2) 219]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;



- (D) On 1 Bedford Rd., the even numbered addresses of 230-244 Bloor St. W., City of Toronto by-law 645-07;
- (E) On the lands municipally known as 1 Bedford Rd., 230, 232, 234, 236, 238, 240, 242 and 244 Bloor St. W., City of Toronto by-law 645-2007(OMB);
- (F) On the lands municipally known as 204 Bloor St. W., City of Toronto by-law 907-2006; and
- (G) On 220 Bloor St. W., former City of Toronto by-law 364-87.

(2483) Exception CR 2483

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 219 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 5 Prince Arthur Ave., former City of Toronto by-law 364-87.

(2484) Exception CR 2484

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 275 Dundas St. W., 152 St. Patrick St., former City of Toronto by-laws 94-0534 and 97-0601. [ By-law: 1682-2019 ]

(2485) Exception CR 2485

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 109 McCaul St., former City of Toronto by-laws 267-73, 531-80, 551-80, 94-0534 and 97-0601. [ By-law: 1682-2019 ]

(2486) Exception CR 2486

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On 1166 Bay St. and 1170 Bay St., former City of Toronto by-law 751-77;
- (C) On 50 Bloor St. W., former City of Toronto by-law 499-77; and
- (D) On 55 Bloor St. W., former City of Toronto by-law 193-69. [ By-law: 1682-2019 ]

(2488) Exception CR 2488

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) City of Toronto by-law 1167-08;
- (C) On the even numbered addresses of 20-30 Asquith Ave., 31 Bloor St. E., 20 Charles St. E., 830 Church St., 2 Sultan St., former City of Toronto by-law 601-86; and
- (D) On the lands municipally known as 31 Bloor St. East, Section 12 (2) 165 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2489) Exception CR 2489

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

- (B) Despite regulation 40.10.40.70 (1)(A), on or between the odd numbered addresses of 69-135 Yorkville Avenue, the even numbered addresses of 70-140 Yorkville Avenue, the odd numbered addresses of 153-159 Cumberland Street, the even numbered addresses of 98-164 Cumberland Street, the odd numbered addresses of 25-29 Bellair Street, and the even numbered addresses of 18-28 Bellair Street, the **main wall of building** facing a **front lot line** must be set back the greater of:

- (i) at least 3 metres from the **front lot line**; or
- (ii) the average of the existing setback of the **front wall** containing the principal pedestrian entrance located farthest from the **front lot line** and 3 metres. [ By-law: 120-2018 Enacted ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 146 Bloor St. W., former City of Toronto by-laws 486-79 and 788-79. [ By-law: 1682-2019 ]

(2490) Exception CR 2490

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) City of Toronto by-law 593-06; and
- (C) On 438 University Ave., former City of Toronto by-law 171-88. [ By-law: 1682-2019 ]

(2491) Exception CR 2491



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
- (C) On the odd numbered addresses of 117-121 Bloor St. E., former City of Toronto by-laws 96-81 and 88-82.

(2492) Exception CR 2492

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) City of Toronto by-law 1167-08;
- (C) On 1 Bloor St. W., former City of Toronto by-law 274-80; and
- (D) On 2 Bloor St. W., City of Toronto by-law 85-01. [ By-law: 1682-2019 ]

(2494) Exception CR 2494

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Former City of Toronto by-law 515-76;
- (D) Former City of Toronto by-law 576-76;
- (E) Former City of Toronto by-law 677-76;
- (F) Former City of Toronto by-law 24-77;
- (G) Former City of Toronto by-law 614-77;
- (H) Former City of Toronto by-law 391-78;
- (I) Former City of Toronto by-law 478-78;
- (J) Former City of Toronto by-law 664-78;



- (K) Former City of Toronto by-law 812-78;
- (L) Former City of Toronto by-law 889-78;
- (M) Former City of Toronto by-law 373-79;
- (N) Former City of Toronto by-law 615-79;
- (O) Former City of Toronto by-law 884-79;
- (P) Former City of Toronto by-law 61-80;
- (Q) Former City of Toronto by-law 879-80;
- (R) Former City of Toronto by-law 116-82;
- (S) Former City of Toronto by-law 145-83;
- (T) Former City of Toronto by-law 92-85;
- (U) Former City of Toronto by-law 514-86; and
- (V) On the even numbered addresses of 110-112 George St. S., City of Toronto by-law 273-98.

(2495) Exception CR 2495

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) On 35 Merton St., former City of Toronto by-law 96-0053;
- (C) On the even numbered addresses of 64-84 Merton St., former City of Toronto by-laws 97-0523 and 97-0551;
- (D) On 71 Merton St., former City of Toronto by-law 496-77;
- (E) On 100 Merton St., former City of Toronto by-law 94-0579;
- (F) On the lands municipally known as 137 to 147 Merton St. in 1992, Section 12(1) 308 of former City of Toronto By-law 438-86;
- (G) On 119 Merton St., former City of Toronto by-laws 96-0055 and 97-0594; and
- (H) On 195 Merton St., and 253 Merton St. City of Toronto by-law 358-00.

(2496) Exception CR 2496

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and



- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2497) Exception CR 2497

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 123 Eglinton Ave. E., City of Toronto by-law 881-98; and
- (E) On 130 Eglinton Ave. E., former City of Toronto by-law 882-78.

(2498) Exception CR 2498

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;



- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 1835 Yonge St., former City of Toronto by-law 394-87.

(2499) Exception CR 2499

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 65 St. Clair Ave. E., former City of Toronto by-laws 21670, 21699, 89-68 and 513-82.

(2500) Exception CR 2500

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 40 Eglinton Ave. E., former City of Toronto by-law 638-83.

(2501) Exception CR 2501



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On the lands municipally known as 21 St. Clair Ave. E. in 1988, Sections 12(2) 41 and 12(2) 42 of former City of Toronto By-law 438-86; and
- (F) On 21 St. Clair Ave. E., former City of Toronto by-laws 21670, 21699, and 89-68.

(2502) Exception CR 2502

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 245 Davisville Ave., City of Toronto by-law 913-00.

(2503) Exception CR 2503

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (B) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Section 12(2) 324 of former City of Toronto By-law 438-86; and
- (F) On 2 St. Clair Ave. E., former City of Toronto by-law 130-74.

(2504) Exception CR 2504

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (B) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Section 12(2) 324 of former City of Toronto By-law 438-86; and
- (F) On 1 St. Clair Ave. E., former City of Toronto by-laws 363-76, 729-78 and 730-78.

(2505) Exception CR 2505

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 18 Merton St. and 1819 Yonge St., former City of Toronto by-law 394-87.

(2506) Exception CR 2506

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On 1867 Yonge St., former City of Toronto by-law 68-67; and
- (F) On 1881 Yonge St., former City of Toronto by-law 704-86.

(2507) Exception CR 2507

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;



- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category; and
- (C) 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**; [ By-law: 1115-2018 ]
- (D) Despite 80.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0; and [ By-law: 1115-2018 ]
- (E) These **premises** must comply with Exception 900.11.10(2). [ By-law: 1115-2018 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On 20 Holly St., former City of Toronto by-laws 491-67 and 9-68;
- (F) On 50 Holly St., former City of Toronto by-laws 22199 and 735-86;
- (G) On the even numbered addresses of 78-84 Holly St., former City of Toronto by-law 781-79;
- (H) On 30 Soudan Ave., former City of Toronto by-law 38-81; and
- (I) On 2195 Yonge St., City of Toronto by-law 248-2004 (OMB).

(2508) Exception CR 2508

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2510) Exception CR 2510

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, no window of a **building** facing Pleasant Boulevard is display goods or advertising; and [TO: 438-86; 12 (2) 30]



(B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
- (iii) if the rear **main wall** of a **building** does not contain windows or openings:
  - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 77 St. Clair Ave. E., former City of Toronto by-law 22080.

(2511) Exception CR 2511

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, no window of a **building** facing Pleasant Boulevard is display goods or advertising;  
[TO: 438-86; 12 (2) 30]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On the lands municipally known as 11 St. Clair Ave. E. in 1988, Sections 12(2) 41 and 12(2) 42 of former City of Toronto By-law 438-86; and
- (F) On 11 St. Clair Ave. E., former City of Toronto by-laws 21670, 21699, and 89-68.

(2512) Exception CR 2512

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).



(B) On 547, 549 and 555 College Street, if the requirements of section 4 of By-law No. 694-2014 are complied with, none of the provisions of 5.10.40.70 (1), 40.5.40.10 (1), 40.10.20.100 (17), 40.10.40.10 (2)(A), 40.10.40.40 (1) (A) and (C), 40.10.40.70 (2)(B) (ii) and (E) (i), 40.10.50.10 (2) and (3), 40.10.90.10 (1) (C), and 200.5.10 apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law No. 694-2014 if the **building** or **structure** complies with the following:

- (i) the whole of the **building** or **structure** must be located within the areas delineated by heavy lines shown on Diagram 1 of By-law No. 694-2014;
- (ii) the height of any **building** or **structure**, as measured from the Canadian Geodetic Datum elevation of 106.6 metres, does not exceed the height in metres specified by the numbers following the symbol H on Diagram 2 of By-law No. 694-2014, with the exception of the following:
  - (a) the maximum height for terraces and balcony guards, elements of a green roof and insulation and roof surface materials, planters, railings, parapets, window washing equipment, ornamental architectural features, chimney stacks and structures used for safety or wind protection purposes shall be the sum of 1.5 metres and the applicable height limit shown on Diagram 2;
- (iii) the minimum **building setback** from the rear **lot line** is 4 metres;
- (iv) the total **gross floor area** on the **lot** must not exceed:
  - (a) 5,800 square metres for all **buildings**;
  - (b) 5,250 square metres for the total residential **gross floor area** of the **building**;
  - (c) 550 square metres for the total non-residential **gross floor area** of the **building**;
- (v) for a retail store less than 550 square metres no **parking spaces** are required for non-residential uses;
- (vi) the required **parking spaces** can be reduced at a rate of four **parking spaces** for each **car-share parking space** provided to a maximum of one **car-share** space on the **lot**;
- (vii) for the purpose of this exception **car-share** means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
- (viii) for the purpose of this exception a **car-share parking space** shall mean a **parking space** that is reserved and actively used for car-sharing, including non-residents. [ By-law: 0694-2014 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 318 of former City of Toronto By-law 438-86;
- (C) On or between the even numbered addresses of 452-456 College St., former City of Toronto by-law 477-87;
- (D) On 507 College St., City of Toronto by-law 821-02; and
- (E) On 301 Markham St., City of Toronto by-law 284-99.

(2513) Exception CR 2513

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a **mixed use building**; and



(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]

(B) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86;

(C) Section 12(2) 208 of former City of Toronto By-law 438-86;

(D) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(E) On 172 St. George St., former City of Toronto by-laws 787-83, 540-87 and 205-88.

(2514) Exception CR 2514

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and

(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]

(B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) On 175 Bloor St. E., 227 Bloor St. E., former City of Toronto by-laws 992-88, 94-0425 and 97-0610.

(2515) Exception CR 2515

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and

(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]

(B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) On 175 Bloor St. E., 227 Bloor St. E., former City of Toronto by-laws 992-88, 97-0610, and 94-0425. [By-law: 1682-2019 ]

(2516) Exception CR 2516

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:



- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Former City of Toronto by-law 537-2005; and
- (C) On 120 Carlton St. and 130 Carlton St., former City of Toronto by-law 21433.

(2517) Exception CR 2517

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) On the even numbered addresses of 186-188 Jarvis St., former City of Toronto by-law 192-93.

(2518) Exception CR 2518

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2); and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 267 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2519) Exception CR 2519



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (F) On 1430 Yonge St., City of Toronto by-law 460-04.

(2520) Exception CR 2520

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 265 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 1 Balmoral Ave. and 1360 Yonge St., former City of Toronto by-law 96-0317.

(2521) Exception CR 2521

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 2400 Yonge St. in 1981, a **vehicle dealership** with a **vehicle service shop** are permitted if they do not involve the sale or maintenance of motorcycles; and [TO: 438-86; 12 (1) 163(i)]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.



**(2522) Exception CR 2522**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

- (A) On the lands municipally known as 2401 Yonge St. in 1981, a **vehicle dealership** with a **vehicle service shop** are permitted if they do not involve the sale or maintenance of motorcycles; and [TO: 438-86; 12 (1) 163(i)]
- (B) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 2401 Yonge St., former City of Toronto by-laws 139-82 and 212-84.

**(2523) Exception CR 2523**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) Despite regulation 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; [TO: 438-86; 12(1) 428]
- (B) An open air market is permitted, if:
  - (i) it is not located in a permanent **structure**; and
  - (ii) the use is not operated for more than six months of every year; [TO: 438-86; 12(1) 134(vii)]
- (C) On a **lot**, a machine laundry or banquet hall is permitted; and [TO: 438-86; 12(1) 134(vii)]
- (D) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 265 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**(2524) Exception CR 2524**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) On a **lot**, a **vehicle washing establishment** is permitted; and
- (B) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 265 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**(2525) Exception CR 2525**



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 265 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2526) Exception CR 2526

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 267 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2527) Exception CR 2527

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;



- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 515-76;
- (E) Former City of Toronto by-law 576-76;
- (F) Former City of Toronto by-law 677-76;
- (G) Former City of Toronto by-law 24-77;
- (H) Former City of Toronto by-law 614-77;
- (I) Former City of Toronto by-law 391-78;
- (J) Former City of Toronto by-law 478-78;
- (K) Former City of Toronto by-law 664-78;
- (L) Former City of Toronto by-law 812-78;
- (M) Former City of Toronto by-law 889-78;
- (N) Former City of Toronto by-law 373-79;
- (O) Former City of Toronto by-law 615-79;
- (P) Former City of Toronto by-law 884-79;
- (Q) Former City of Toronto by-law 61-80;
- (R) Former City of Toronto by-law 879-80;
- (S) Former City of Toronto by-law 116-82;
- (T) Former City of Toronto by-law 145-83;
- (U) Former City of Toronto by-law 92-85;
- (V) Former City of Toronto by-law 514-86; and
- (W) On 140 The Esplanade, City of Toronto by-law 273-98.

(2528) Exception CR 2528

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 55 Avenue Rd. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and [TO: 438-86; 12 (1) 428]
- (B) On the portion of the lands known in 1982 as 55 Avenue Road and east of a line parallel to and at least 25.6 metres west of the west limit of Hazelton Avenue, the following uses are not permitted: **eating establishment, take-out eating, establishment, personal service shop** for the cleaning of apparel, **pet services, laboratory**, motion pictures **production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service** for photocopying and printing services, **retail store** for the sale of animals, pets, firearms, taxidermy and auctioned items, a **vehicle dealership** and **massage therapy**. [TO: 438-86; 12(2) 23] [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(5)(d) of former City of Toronto By-law 438-86; and
- (D) On 55 Avenue Rd., former City of Toronto by-laws 192-69 and 48-74. [ By-law: 1682-2019 ]

(2529) Exception CR 2529

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 515-76;
- (E) Former City of Toronto by-law 576-76;
- (F) Former City of Toronto by-law 677-76;
- (G) Former City of Toronto by-law 24-77;
- (H) Former City of Toronto by-law 614-77;
- (I) Former City of Toronto by-law 391-78;
- (J) Former City of Toronto by-law 478-78.
- (K) Former City of Toronto by-law 664-78;
- (L) Former City of Toronto by-law 812-78;
- (M) Former City of Toronto by-law 889-78;
- (N) Former City of Toronto by-law 373-79;
- (O) Former City of Toronto by-law 615-79;
- (P) Former City of Toronto by-law 884-79;
- (Q) Former City of Toronto by-law 61-80;
- (R) Former City of Toronto by-law 879-80;
- (S) Former City of Toronto by-law 116-82;
- (T) Former City of Toronto by-law 145-83;
- (U) Former City of Toronto by-law 92-85;
- (V) Former City of Toronto by-law 514-86; and
- (W) On 109 Front St. E., City of Toronto by-law 273-98.

(2530) Exception CR 2530

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 515-76;
- (E) Former City of Toronto by-law 576-76;
- (F) Former City of Toronto by-law 677-76;
- (G) Former City of Toronto by-law 24-77;
- (H) Former City of Toronto by-law 614-77;
- (I) Former City of Toronto by-law 391-78;
- (J) Former City of Toronto by-law 478-78;
- (K) Former City of Toronto by-law 664-78;
- (L) Former City of Toronto by-law 812-78;
- (M) Former City of Toronto by-law 889-78;
- (N) Former City of Toronto by-law 373-79;
- (O) Former City of Toronto by-law 615-79;
- (P) Former City of Toronto by-law 884-79;
- (Q) Former City of Toronto by-law 61-80;
- (R) Former City of Toronto by-law 879-80;
- (S) Former City of Toronto by-law 116-82;
- (T) Former City of Toronto by-law 145-83;
- (U) Former City of Toronto by-law 92-85; and
- (V) Former City of Toronto by-law 514-86.

(2531) Exception CR 2531

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law; [TO: 438-86; 12(1) 126]
- (B) Despite regulation 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and [TO: 438-86; 12(1) 428]
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 24-77;



- (E) Former City of Toronto by-law 391-78;
- (F) Former City of Toronto by-law 373-79;
- (G) Former City of Toronto by-law 116-82; and
- (H) Former City of Toronto by-law 145-83.

(2532) Exception CR 2532

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 431 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 316 of former City of Toronto By-law 438-86;
- (G) On 189 Yonge St., former City of Toronto by-law 643-87; and
- (H) Former City of Toronto by-law 97-0194. [ By-law: 1682-2019 ]

(2533) Exception CR 2533

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 431 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 316 of former City of Toronto By-law 438-86;
- (G) Former City of Toronto by-law 97-0194; and
- (H) On 209 Yonge St., former City of Toronto by-law 95-0602. [ By-law: 1682-2019 ]

(2534) Exception CR 2534

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (D) On 89 Chestnut St., former City of Toronto by-laws 192-68, 142-69, and 147-72; and
- (E) On 112 Elizabeth St., former City of Toronto by-law 710-82.

(2535) Exception CR 2535

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On the lands municipally known as 30 to 44 Avenue Rd., Section 12 (2) 237 of former City of Toronto By-law 438-86; and
- (F) On 38 Avenue Rd., former City of Toronto by-laws 787-80 and 515-90.

(2536) Exception CR 2536

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 265 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2537) Exception CR 2537

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres.
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 144 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 265 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (F) Section 12(2) 324 of former City of Toronto By-law 438-86;



(G) On the lands municipally known as 641 College St. in 1994, Section 12(1) 372 of former City of Toronto By-law 438-86; and

(H) On the odd numbered addresses of 1133-1177 Yonge St., former City of Toronto by-law 286-83.

(2538) Exception CR 2538

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres;
- (B) These **premises** must comply with Exception 900 11.10(2); and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (F) Section 12(2) 324 of former City of Toronto By-law 438-86; and
- (G) On 1365 Yonge St., former City of Toronto by-law 346-77.

(2539) Exception CR 2539

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;



- (D) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (F) Section 12(2) 324 of former City of Toronto By-law 438-86;
- (G) On the lands municipally known as 1501 Yonge St. in 1976, Section 12 (2) 266(a) of former City of Toronto By-law 438-86; and
- (H) On 1501 Yonge St., City of Toronto by-law 810-08.

(2540) Exception CR 2540

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (B) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (G) On 2 St. Clair Ave. W., former City of Toronto by-laws 21852, 21853, and 21903.

(2541) Exception CR 2541

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 1 St. Clair Ave. W. in 1984, a **non-residential building** that existed on the date of the passing of this By-law is permitted to have a maximum floor space index of 8.75; [TO: 438-86; 12(1) 47]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (C) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (D) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:



- (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
- (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.;
- (C) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 270(a) of former City of Toronto By-law 438-86
- (G) On 1 St. Clair Ave. W., former City of Toronto by-law 730-78; and
- (H) On the lands municipally known as 1 St. Clair Ave. W. on 1984 and 1988, Section 12(2) 36 of former City of Toronto By-law 438-86.

(2542) Exception CR 2542

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 267 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2543) Exception CR 2543

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2544) Exception CR 2544



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **building** on the lands may have a maximum height of 76.2 metres, except:
  - (i) for the aggregate length of the **lot frontage** along Carlton St. of 99.0 metres, the height of the **building** may not exceed 23.0 metres; and
  - (ii) for the aggregate length of a line parallel and 25.3 metres north of the northerly limit of Granby St., the height of the **building** may not exceed 12.0 metres; and [TO: 438-86; 12(1) 107]
- (B) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 79 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2545) Exception CR 2545

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 131 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (E) On 576 Church St., former City of Toronto by-laws 21280 and 821-80. [ By-law: 1682-2019 ]

(2546) Exception CR 2546

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (D) City of Toronto by-law 466-2005;
- (E) On 35 Balmuto St., 764 Yonge St., City of Toronto by-law 466-05;
- (F) On 75 St. Nicholas St., 692 Yonge St., City of Toronto by-law 103-10;
- (G) On the lands municipally known as 501-523 Yonge St. in 1981, Section 12 (2) 160 of former City of Toronto By-law 438-86;
- (H) On 501 Yonge St., being former City of Toronto by-law 511-82;
- (I) On 555 Yonge St., former City of Toronto by-law 284-68;
- (J) On 619 Yonge St., former City of Toronto by-law 436-75; and
- (K) On 730 Yonge St., former City of Toronto by-laws 22910 and 223-67. [ By-law: 1682-2019 ]



(2547) Exception CR 2547

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 208 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86. [ By-law: 1682-2019 ]

(2549) Exception CR 2549

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 131 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (D) On 557 Church St., ormer City of Toronto by-law 209-82. [ By-law: 1682-2019 ]

(2550) Exception CR 2550

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On 625 Church St., Section 12(2) 260 of former City of Toronto By-law 438-86.; and
- (C) On 80 Charles St. E., 625 Church St., 99 Hayden St., former City of Toronto by-law 94-0481.

(2552) Exception CR 2552

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;



- (D) Section 12(2) 324 of former City of Toronto By-law 438-86; and
- (E) On 429 Bloor St. E., former City of Toronto by-law 982-79.

(2553) Exception CR 2553

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (D) Section 12(1) 431 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (G) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (H) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (I) Section 12(2) 316 of former City of Toronto By-law 438-86; and
- (J) Former City of Toronto by-law 97-0194. [ By-law: 1682-2019 ]

(2555) Exception CR 2555

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (D) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (G) On 30 Church St., former City of Toronto by-law 151-89;
- (H) On 70 Colborne St., former City of Toronto by-law 94-0653;
- (I) On 101 King St. E., former City of Toronto by-law 94-0653; and
- (J) On 60 Wellington St. E., former City of Toronto by-law 151-89. [ By-law: 1682-2019 ]

(2556) Exception CR 2556

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) On the odd numbered addresses of 159 to 177 Church St., City of Toronto by-law 452-03. [ By-law: 1682-2019 ]

(2557) Exception CR 2557



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (F) On the odd numbered addresses of 103-109 King St. E., 145 King St. E., City of Toronto by-law 70-90.

(2558) Exception CR 2558

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (D) On 92 King St. E., former City of Toronto by-law 653-87. [ By-law: 1682-2019 ]

(2559) Exception CR 2559

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1-15 Delisle Avenue and 1496-1510 Yonge Street, if the requirements in Section 6 and Schedule A of By-law 88-2022 are complied with, a **building**, or **structure** addition or enlargement may be constructed or used in compliance with (B) to (R);
- (B) Despite 40.10.20.10 and 40.10.20.20, within 10 metres of the west **lot line**, the only uses permitted at grade are **art gallery**, **artist studio**, **education use**, **massage therapy**, medical office, office, **outdoor patio**, **park**, **production studio**, and **wellness centre**;
- (C) A minimum of ten percent of the total number of **dwelling units** must have three or more bedrooms;
- (D) A minimum of twenty percent of the total number of **dwelling units** must have two bedrooms;
- (E) Despite regulation 40.5.40.10(1) and 40.5.40.10(2), the height of any **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 148.7 metres in the year 2020 and the highest point of the **building** or **structure**;
- (F) Despite regulation 40.10.40.1(1), residential use portions of the **building** may also be located on the same level or below non-residential use portions;
- (G) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters following the "HT" on Diagram 3 of By-law 88-2022;
- (H) Despite (G) above and regulations 40.5.40.10(4), 40.5.40.10(5), and 40.5.40.10(6), the following **building** elements may exceed the permitted maximum height:
  - (i) Window washing equipment and architectural screens enclosing such elements, provided the maximum height of such elements is not higher than 5 metres above the height limits shown on Diagram 3 of By-law 88-2022;
  - (ii) parapets, balustrades, bollards, elements associated with a **green roof**, insulation and **building** envelope membranes, decking, pavers, built-in planter boxes, pools, pool decks, heating, ventilation, and air conditioning condensing units within the required outdoor **amenity**



- space** by not more than 1.5 metres above the height limits shown on Diagram 3 of By-law 88-2022;
- (iii) ornamental elements, railings, guardrails, architectural elements, pergolas, trellises, landscape features, light fixtures, mechanical, architectural, acoustical and privacy screens, sound and wind barriers, **structures** used for open air recreation or weather protection purposes within the required outdoor **amenity space** by not more than 4.0 metres above the height limits shown on Diagram 3 of By-law 88-2022;
- (I) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 35,700 square metres, provided:
- (i) the residential **gross floor area** does not exceed 34,000 square metres; and
  - (ii) the non-residential **gross floor area** does not exceed 1,700 square metres;
- (J) The average **gross floor area** for each **storey** above the first **storey** must not exceed 750 square metres provided that:
- (i) the average **gross floor area** for each **storey** between and including the twenty-eighth and thirty-fifth **storey** must not exceed 720 square metres; and
  - (ii) the average **gross floor area** for each **storey** between and including the thirty-sixth and forty-fourth **storey** must not exceed 670 square metres;
- (K) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and minimum above-ground distance between **main walls** are as shown, in metres, on Diagram 3 of By-law 88-2022;
- (L) Despite regulations 40.5.40.60(1), 40.10.40.60(1), 40.10.40.60(2), 40.10.40.60(5) and 40.10.40.60(6) and (K) above, the following **building** elements may encroach into the required minimum **building setbacks** and minimum above-ground distance between **main walls**:
- (i) eaves, cornices, parapets, window sills, landscape features, trellises, wheel chair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards, awnings, canopies, balconies, ornamental elements, architectural elements; architectural fins, elements associated with a **green roof**, railings, fences, mechanical, architectural and privacy screens, vents, stacks, chimneys, retaining walls, underground garage ramp and its associated **structures**, damper equipment to reduce **building** movement, **structures** used for outside or open air recreation, and safety or weather protection purposes, provided no such encroachment exceeds 2 metres; and
  - (ii) residential entrance canopy, provided no such encroachment exceeds 3 metres;
- (M) Despite regulation 200.5.10.1(1), **parking spaces** must be provided as follows:
- (i) a minimum rate of 0.41 **parking spaces** for each **dwelling unit** for residents; and
  - (ii) a minimum of 9 **parking spaces** for non-residential uses and residential visitors, which may be provided in a commercial parking garage on a non-exclusive basis;
- (N) Despite regulation 200.5.1.10(2), a maximum of 12 **parking spaces** may be obstructed and must 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;
- (O) The minimum required **parking spaces** for residents can be reduced by up to 4 **parking spaces** for each dedicated car-share **parking space** provided on the **lot**, where the maximum number of car-share **parking spaces** permitted is capped by the application of the formula (total number of **dwelling units** divided by 60, rounded down to the nearest whole number);
- (P) Despite Regulations 220.5.10.1(2), 220.5.10.1(3), 220.5.10.1(4) and 220.5.10.1(5), a minimum of one (1) Type "G" **loading space** and five (5) Type "C" **loading spaces** must be provided on the **lot** or within 100 metres of the **lot** on an adjacent property with an underground connection to the **lot**, subject to the appropriate legal easements for site access and use of the adjacent property;
- (Q) Despite Regulations 230.5.1.10(4):



- (i) the required minimum width of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is 0.4 metres; and
- (ii) if a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.15 metres; and

(R) Despite Regulation 230.5.1.10(5)(A), an area used to provide a **stacked bicycle parking space** must have a minimum vertical clearance of 2.3 metres.

Prevailing By-laws and Prevailing Sections:

- (A) 12(2) 267 of former City of Toronto By-law 438-86; and
- (B) 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 88-2022 ]

(2564) Exception CR 2564

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (C) On 164 Avenue Rd., City of Toronto by-law 569-08 (OMB).

(2565) Exception CR 2565

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2570) Exception CR 2570

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, only the following uses are permitted: **financial institution, eating establishment, personal service shop, retail store, day nursery, recreation use, office and hotel**;
- (B) The total combined **gross floor area** for all **financial institution, eating establishment, personal service shop, retail store, day nursery and recreation uses** must not exceed the total **gross floor area** for all office and **hotel** uses;
- (C) The maximum **gross floor area** for **eating establishment** uses must not exceed 325.0 square metres;
- (D) The permitted maximum **gross floor area** cannot exceed 0.8 times the area of the **lot**;
- (E) The maximum height of a **building**, including equipment used for the functional operation of the **building**, is 7.6 metres; and
- (F) The maximum number of **storeys** is two.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2571) Exception CR 2571

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) The permitted maximum floor space index is 0.28;
- (B) The minimum **building setback** from a **lot line** a butting a **street** is:
  - (i) the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.;
  - (ii) the greater of 21.0 metres from the centre line of Morningside Ave. or 3.0 metres from a **lot line** abutting Morningside Ave.; and
  - (iii) the greater of 16.5 metres from the centre line of Milner Ave. or 3.0 metres from a **lot line** abutting Milner Ave.; and
- (C) The minimum **building setback** from a **rear lot line** or **side lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(2572) Exception CR 2572**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or
  - (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(2573) Exception CR 2573**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or
  - (iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(138) of the former City of York zoning by-law 1-83.



(2591) Exception CR 2591

The lands or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **vehicle fuel stations**, and **vehicle service shops** are not permitted uses.
- (B) On 2799-2815 Kingston Road if the requirements in Section 5 and Schedule A of By-law 267-2018 are complied with, none of the provisions of 40.10.40.10(2), and 40.10.40.40(1), apply to prevent the erection or use of a **mixed use building** in compliance with Sections (C)-(R) below.
- (C) Despite regulations 40.10.20.10 and 40.10.20.20 the only non-residential uses permitted are as follows: Ambulance Depot, **Art Gallery**, **Artist Studio**, **Automated Banking Machine**, Courts of Law, Fire Hall, Library, **Massage Therapy**, Medical Office, Office, **Museum**, **Passenger Terminal**, **Performing Arts Studio**, **Personal Service Shop**, **Pet Services**, Police Station, **Post-Secondary School**, **Production Studio**, **Religious Education Use**, **Retail Store**, **Veterinary Hospital**, **Wellness Centre**, **Eating Establishment**.
- (D) Despite regulation 40.5.40.10(1) the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 176.6 metres and the highest point of the **building** or **structure**.
- (E) Despite regulation 40.5.40.10(5)(B) mechanical and ventilation equipment must:
  - (i) be located no closer than 5.5 metres from a **lot line** abutting a **street**; and
  - (ii) have their total horizontal dimension, measured parallel to the **street**, not exceeding 50 percent of the **buildings main wall** facing Kingston Road.
- (F) Despite 40.10.40.10(2) the maximum permitted height of a **building** is 30 metres and no portion of any **building** or **structure** may exceed the permitted maximum height specified by the numbers following the symbols "HT" as shown on Diagram 3 of By-law 267-2018 with the exception of:
  - (i) eaves, **building** cornices, light fixtures, ornamental and architectural elements, parapets, railings and fences, trellises, porches, landscape and public art features, window washing equipment, lightning rods a vertical distance not exceeding 3 metres.
- (G) Despite 40.10.40.10(5) the required minimum height of the first **storey** of a **dwelling unit** located on the ground floor as measured between the floor of the first **storey** of the **dwelling unit** and the floor immediately above it must be a minimum of 2.6 metres.
- (H) Despite regulation 40.10.30.40(1)(A) maximum **lot coverage** does not apply.
  - (I) A maximum of 188 **dwelling units** are permitted.
- (J) Despite regulation 150.100.20.1 and 150.100.30.1 **eating establishments** must be entirely within a **building**.
- (K) Despite regulation 40.10.40.1(1) **dwelling units** may be located on the ground floor of the **building** if:
  - (i) the **dwelling units** have direct access to a **street** which is not a major street on the Policy Areas Overlay Map; and
  - (ii) the **dwelling units** are located to the rear of the non-residential uses on the first **storey**.
- (L) Despite regulation 40.10.100.10(1) a maximum 3 **vehicle** accesses to the **lot** are permitted which must be accessed from the **lane**.
- (N) Despite clause 5.10.40.70, regulations 40.10.40.60(1),(3) and 40.5.40.70(1) and 40.10.40.70(2) the following **building** elements and **structures** may encroach into required **building setbacks** shown on Diagram 3 of By-law 267-2018:
  - (i) stairs;
  - (ii) eaves, **building** cornices, light fixtures, ornamental and architectural elements, pilasters, parapets, railings and fences, trellises, window sills, window box, bay window or projecting window, landscape and public art features, window washing equipment, lightning rods not exceeding 0.3 metres; and
  - (iii) porches not exceeding 2.5 metres.



- (O) Despite regulation 40.5.1.10(3) and 40.10.40.40(1) the maximum permitted **gross floor area** of a **building** is 15,850 square metres of which a minimum of 1,300 square metres must be used for non-residential uses.
- (P) Despite regulation 220.5.10.1 (3), one Type "G" **loading space** must be provided and may be used for both non-residential use and residential use purposes.
- (Q) Despite Table 200.5.10.1, regulation 200.5.10.1, regulation 200.5.1.10(1) **parking spaces** for a **building** containing up to a maximum of 188 **dwelling units**, must be provided for on the **lot** in accordance with the following:
- (i) a minimum of .80 **parking spaces** per one bedroom **dwelling unit**;
  - (ii) a minimum of .90 **parking spaces** per two bedroom **dwelling unit**;
  - (iii) a minimum of 1.10 **parking spaces** per three or more bedroom **dwelling unit**;
  - (iv) a minimum of .15 **parking spaces** per **dwelling unit** for visitors a minimum of 1 **parking spaces** per 100 square metres for non-residential uses; and
  - (v) A total of 42 **parking spaces** are required to be shared for visitors and non-residential uses of which a minimum of 1 **parking space** may be used for car share.
- (R) Despite regulation 230.5.10(1), Table 230.5.10.1(1), **bicycle parking spaces** for the **building** must be provided on the **lot** in accordance with the following:
- (i) A minimum of 134 "long term" **bicycle parking spaces**; and
  - (ii) A minimum of 36 "short term" **bicycle parking spaces**.
- (M) Despite (N), regulation 40.10.40.70(2)(E) and regulation 40.10.40.60(9) the following **building** elements and **structures** may penetrate the rear **angular plane** above a height of 16.5 metres as follows:
- (i) mechanical and ventilation equipment, **green roof**, stair overruns, balconies, parapets, window washing equipment, lightning rods, ornamental and architectural features, window sills, **building** cornices;
  - (ii) railings and guards, trellises, eaves a maximum of 1.1 metres in height;
  - (iii) **main walls** of a **building** and dividers or privacy screen a vertical distance not exceeding 3.5 metre; and
  - (iv) ceilings of a **building** a horizontal distance not exceeding 0.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 267-2018 ]

(2592) Exception CR 2592

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite land use permissions for this zone, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;
- (B) The permitted maximum **gross floor area**, not including the area of any **basements**, is the greater of:
- (i) 33% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2601) Exception CR 2601

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

On 25 Richmond Street East and 20 and 26 Lombard Street, if the requirements of By-law No. 133-2016(OMB) are



complied with, none of the provisions of By-law No. 569-2013 apply to prevent the erection or use of a building, structure, addition or enlargement permitted in By-law No. 133-2016(OMB).

- (A) Despite regulation 40.10.40.10(1), the height of any **building** or **structure** erected on the lands must not exceed:
- (i) the maximum height in metres permitted as indicated by the numbers following the letter "H" as shown on Diagram 3 of By-law No. 133-2016(OMB); and
  - (ii) the maximum number of **storeys** permitted as indicated by the numbers following the letters "ST" as shown on Diagram 3 of By-law No. 133-2016(OMB), exclusive of any above-grade mechanical components;
- (B) Despite (A) and regulations 40.5.40.10(4)-(7), the following may exceed the height indicated by the numbers following the letter "H" shown on Diagram 3 of By-law No. 133-2016(OMB) to the extent indicated as follows:
- (i) lighting fixtures, cornices, sills, eaves, window washing equipment, parapets, privacy screens, terraces, cabanas, planters, balustrades, bollards, stairs, wheelchair ramps, landscape features, and public art installations must not exceed a maximum vertical projection of 1.2 metres above the height otherwise permitted;
  - (ii) railings must not exceed a maximum vertical projection of 2.0 metres above the height otherwise permitted;
  - (iii) elements on the roof of the **building** or **structure** used for **green roof** technology must not exceed a maximum vertical projection of 1.5 metres above the height otherwise permitted; and
  - (iv) rooftop stacks and vents must not exceed a maximum vertical projection of 1.5 metres above the height otherwise permitted;
- (C) Despite clause 40.10.30.40, the maximum **gross floor area** erected or used on the lands must not exceed 51,438.0 square metres, of which:
- (i) the total maximum residential **gross floor area** erected or used on the **lot** must not exceed 50,358.0 square metres; and
  - (ii) the total maximum non-residential **gross floor area** erected or used on the **lot** must not exceed 1,080.0 square metres exclusive of any non-residential **gross floor area** used as a **parking garage**;
- (D) A maximum of 681 **dwelling units** are permitted;
- (E) A minimum of four (4) **dwelling units** erected or used on the lands must each have three or more bedrooms in compliance with the provisions of the Ontario Building Code (O. Reg. 322/12), as amended or replaced from time to time;
- (F) A minimum of forty-five (45) **dwelling units** erected or used on the lands must:
- (i) each be a minimum of 78.0 square metres;
  - (ii) collectively, have a minimum average **dwelling unit** size of 84.0 square metres; and
  - (iii) be constructed as or readily convertible to a three bedroom **dwelling units**, without requiring structural changes to the **dwelling unit**, where:
    - (a) a minimum of thirty-eight (38) convertible **dwelling units** must have an external opening in the constructed or convertible third bedroom; and
    - (b) each bedroom must be in compliance with the provisions of the Ontario Building Code (O. Reg. 322/12) but nothing in subsection (ii) shall be interpreted to prevent a **dwelling unit** from having more than three bedrooms.
- (G) Despite clause 40.10.40.50, **amenity space** must be provided as follows:
- (i) indoor **amenity space** for use by the residents of the **dwelling units** at a minimum of the greater of 1,234.0 square metres or 1.81 square metres for each **dwelling unit**, where:
    - (a) all indoor **amenity space** must be provided in a multi-purpose room or rooms, whether or not such rooms are contiguous;
    - (b) a minimum of one of the rooms referred to in subsection (G)(i)(a) must contain a kitchen; and
    - (c) a minimum of one washroom must be provided in close proximity to, and on the same floor as, the room or a set of contiguous rooms referred to in subsection (G)(i)(a) which contains the kitchen required in subsection (G)(i)(b);



- (ii) outdoor **amenity space** for use by the residents of the **dwelling units** at a minimum of 838.0 square metres or 1.23 square metres for each **dwelling unit** of which a minimum of 40.0 square metres must be provided in a location adjoining or directly accessible to the **amenity space** required in subsection (G)(i)(b);
- (H) Despite clause 40.10.40.70, no part of any **building** or **structure** erected or used above the **established grade** is permitted to be located outside the areas delineated by the heavy lines shown on Diagram 3 of By-law No. 133-2016(OMB);
- (I) Despite (H), the following encroachments are permitted:
  - (i) despite regulation 40.10.40.60(1), a platform with a floor level higher than the floor level of the first **storey** of the **building** may extend a maximum of 2.2 metres beyond the heavy lines shown on Diagram 2 of By-law No. 133-2016(OMB), as measured perpendicular to the exterior walls of the building, provided:
    - (a) a platform or platforms together are not permitted to extend around a complete **storey** of a **building** or **structure**;
    - (b) balconies are not permitted on the **heritage buildings**; and
    - (c) balconies are not permitted on the east face of the portion of any **building** or **structure** erected on the lands fronting Lombard Street above the **heritage buildings** from the 5th to the 12th **storeys**, inclusive, for a distance of at least 10.0 metres commencing at the southernmost portion of such east face;
  - (ii) despite regulation 40.10.40.60(2), canopies on the **first floor** of any **building** or **structure** on the lands may project a maximum of 1.5 metres beyond the heavy lines shown on Diagram 3 of By-law No. 133-2016(OMB), as measured perpendicular to the exterior walls of the building excluding any balcony walls; and
  - (iii) despite subsection (H) herein, eaves, lighting fixtures, window sills, landscape planters, awnings, canopies, public art installations, terraces, parapets, privacy screens and other minor architectural projections is permitted to project no more than 0.45 metres from a **building** on the lands;
- (J) Despite regulations 200.5.1.10(2) to (13), a maximum of seven **parking spaces** may have minimum dimensions of 2.6 metres in width and 5.6 metres in length, and may be obstructed on two sides;
- (K) Despite clause 200.5.10.1, a total of 286 **parking spaces** must be provided and maintained on the lands as follows:
  - (i) a minimum of 241 **parking spaces** must be provided and maintained below **established grade** for use by the residents of the **dwelling units** erected or used on the lands; and
  - (ii) a maximum of 45 **parking spaces** must be provided and maintained below **established grade** in a commercial **parking garage**;
- (L) Despite article 220.5.10, clause 40.10.90.1, and regulation 220.5.1.10(1), a minimum of one Type "C" **loading space** and one Type "G" **loading space** must be provided and maintained on the lands;
- (M) A north-south, minimum 3.1 metre wide, privately owned, publically accessible interior walkway must be provided, extending from Richmond Street East south to the centre of the site through the **first floor** of a **building** on the lands, as shown in Diagram 4;
- (N) An L-shaped privately owned, publically accessible exterior walkway must be provided at ground level from Victoria Street to Lombard Street, and must be a minimum of 5.5 metres wide in the east-west direction, and a minimum of 5.5 metres wide in the north-south direction, all as shown on Diagram 4; and
- (O) The existing heritage **buildings** and **structures** designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, under City of Toronto By-law No. 531-82, located on the lands and shown on Diagram 3 attached and forming part of By-law No. 133-2016(OMB) must be retained *in situ* subject to such alteration as are permitted pursuant to a heritage easement agreement entered into by the owner with the City for such **buildings** pursuant to section 37 of the *Ontario Heritage Act* (R.S.O. 1990, c. O.18), as amended or replaced, together with any permit issued pursuant to section 33 of the *Ontario Heritage Act*.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law No. 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law No. 438-86. [ By-law: 133-2016 (OMB) ]

(2604) Exception CR 2604



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2605) Exception CR 2605

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, a **building** or **structure** that has assisted housing has a parking rate of 0.3 spaces per **dwelling unit**; and [TO: 438-86; 12(2) 207]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 239 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2606) Exception CR 2606

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2607) Exception CR 2607

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 70 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2608) Exception CR 2608

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 of former City of Toronto By-law 438-86; and



(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2609) Exception CR 2609

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2610) Exception CR 2610

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86;

(B) Section 12(2) 70 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(2611) Exception CR 2611

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2); and

(B) In a Commercial Residential zone, where the maximum **lawful** height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 199 of former City of Toronto By-law 438-86;

(B) Section 12(2) 206 of former City of Toronto By-law 438-86;

(C) Section 12(2) 215 of former City of Toronto By-law 438-86; and

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2612) Exception CR 2612

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(1) 251 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2613) Exception CR 2613

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2614) Exception CR 2614

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2615) Exception CR 2615

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2616) Exception CR 2616

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Public parking** in a **building** or **structure** is not permitted [TO: 438-86; 12(2) 132]; and
- (B) These **premises** must comply with Exception 900 11.10(2). [ By-law: 1124-2018 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.



(2617) Exception CR 2617

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 228 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2618) Exception CR 2618

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]

- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2619) Exception CR 2619

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 228 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 360 Bloor St. W., former City of Toronto by-law 191-68.

(2620) Exception CR 2620

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 367, 368, and 370 Melrose Avenue, 444 St. Germain Avenue, 378 Fairlawn Avenue, 431 Woburn Avenue, 352 Bedford Park Avenue, 312 and 316 Douglas Avenue, the minimum height requirements of regulation 40.10.40.10(4)(A) do not apply.

Prevailing By-laws and Prevailing Sections:



**(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.**

**(2621) Exception CR 2621**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Up to a height of 13.5 metres, at least 75 percent of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**. [ By-law: 451-2022 ]
- (B) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.
- (C) The requirements of (A) above, do not apply to a **transportation use**. [ By-law: 1115-2018 ]
- (D) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(138) of former City of York By-law 1-83.  
[ By-law: 1030-2014 ]

**(2622) Exception CR 2622**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By -laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 2.3 metres and 2.8 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 2.3 metres and 7.8 metres from the **front lot line**; and [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.
- (D) The requirements of (B) above, do not apply to a **transportation use**. [ By-law: 1115-2018 ]
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]

**(2623) Exception CR 2623**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By -laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]



- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) These **premises** must comply with Exception 900 11.10(2).

- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2624) Exception CR 2624

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.5 metres and 1.0 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.5 metres and 6.0 metres from the **front lot line**; and [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.
- (D) The requirements of (B) above, do not apply to a **building** with a **transportation use**. [ By-law: 1115-2018 ]
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1030-2014 ]

(2625) Exception CR 2625

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) These **premises** must comply with Exception 900 11.10(2).
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and [ By-law: 1030-2014 ]

(2626) Exception CR 2626

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86.  
[ By-law: 1030-2014 ]

(2627) Exception CR 2627

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) These **premises** must comply with Exception 900 11.10(2).
- (E) The requirements of (B) above, do not apply to a **transportation use**; and [ By-law: 1115-2018 ]



- (F) These **premises** must comply with Exception 900.11.10(2). [ By-law: 1115-2018 ]
- (G) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (D) Section 12(1)348 of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ] [ By-law: 1030-2014; 420-2023 ]

(2628) Exception CR 2628

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.6 metres and 2.1 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.6 metres and 7.1 metres from the **front lot line**; and [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.
- (D) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(358) of former City of York Zoning By-law 1-83; and
- (B) Section 16(220) of former City of York Zoning By-law 1-83.  
[ By-law: 1030-2014 ]

(2629) Exception CR 2629

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) The requirements of (B) above, do not apply to a **transportation use**; and [ By-law: 1115-2018 ]
- (F) Properties located at 253, 253 ½, 257, 265 Eglinton Avenue West and 187, 189, 191 Highbourne Road must comply with Exception 900.11.10(2). [ By-law: 1115-2018 ]
- (G) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ By-law: 1774-2019 ]



Prevailing By-laws and Prevailing Sections:

- (A) Properties located at 253, 253 1/2, 257, 265 Eglinton Avenue West and 187, 189, 191 Highbourne Road;
  - (i) Section 12(2) 118 of former City of Toronto By-law 438-86;
  - (ii) Section 12(2) 119 of former City of Toronto By-law 438-86; and
  - (iii) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2630) Exception CR 2630

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(123) of former City of York Zoning By-law 1-83. [ By-law: 1030-2014 ]

(2631) Exception CR 2631

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access;
- (E) These **premises** must comply with Exception 900 11.10(2); and
- (F) On the lands municipally known as 483-497 Eglinton Avenue West in 1968, office is permitted in a six **storey** building that exists on the site; [TO: 438-86; 12 (1) 315].
- (G) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (E) Section 12(1) 348 of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2632) Exception CR 2632



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building or structure** is 19.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, the remaining 25% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) These **premises** must comply with Exception 900 11.10(2).
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2633) Exception CR 2633

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building or structure** is 19.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2634) Exception CR 2634

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building or structure** is 22.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]



(2635) Exception CR 2635

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building or structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.5 metres and 6.9 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The lands must comply with exception 900.2.10(7); and
- (E) These **premises** must comply with Exception 900 11.10(2).
- (F) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ 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) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On 245 Eglinton Avenue East, former City of Toronto By-law 770-84; and
- (F) Section 12(2) 63 of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2636) Exception CR 2636

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building or structure** is 13.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.
- (E) The requirements of (B) above, do not apply to a **transportation use**. [ By-law: 1115-2018 ]
- (F) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2637) Exception CR 2637

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building or structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]



- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193];
- (E) A **lawfully existing detached house** must comply with exception 900.2.10(7); and
- (F) The minimum **lot frontage** for a **lot** with a **detached house** is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B'].
- (G) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ 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 595 Eglinton Avenue East, former City of Toronto By-law 96-0145. [ By-law: 1030-2014 ]

(2638) Exception CR 2638

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; and [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.
- (D) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Dwelling units must comply with Section 7.2.1 of former Town of Leaside Zoning By-law 1916. [ By-law: 1030-2014 ]

(2639) Exception CR 2639

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 22.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; and [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.
- (D) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Dwelling units must comply with Section 7.2.1 of former Town of Leaside Zoning By-law 1916; and
- (B) Section 7.2.4.1 of former Town of Leaside Zoning By-law 1916. [ By-law: 1030-2014 ]

(2640) Exception CR 2640



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building or structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) dwelling units are only permitted above the **first floor**.
- (E) The requirements of (B) above, do not apply to a **transportation use**. [ By-law: 1115-2018 ]
- (F) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2641) Exception CR 2641

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**; [ By-law: 451-2022 ]
- (B) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (C) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.
- (D) The requirements of (A) above, do not apply to a **transportation use**. [ By-law: 1115-2018 ]
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1030-2014 ]

(2642) Exception CR 2642

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building or structure** is 22.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]



(2643) Exception CR 2643

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (B) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (C) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.
- (D) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2644) Exception CR 2644

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) 795 Eglinton Avenue East must comply with the following:
  - (i) A **mixed use building** is permitted;
  - (ii) The maximum **lot coverage** is 40%;
  - (iii) The maximum number of **dwelling units** is 88 and the maximum number of extended care beds is 45;
  - (iv) The maximum height of a **building** is 7 **storeys**;
  - (v) The maximum **gross floor area** of commercial and professional office is 794 square metres;
  - (vi) The minimum **building setbacks** are as follows:
    - (a) **front yard** is 1.5 metres;
    - (b) the westerly **side yard** is 6.5 metres;
    - (c) the easterly **side yard** is 1.5 metres; and
    - (d) the **rear yard** is 13.7 metres; and
  - (vii) The minimum number of **parking spaces** is as follows:
    - (a) apartment **dwelling unit** is 1.25 **parking spaces** per dwelling unit;
    - (b) apartment **dwelling unit** occupied by senior citizens is 1 parking space for each 4 dwelling units;
    - (c) 1 **parking space** for each 47.5 square metres of office floor area; and
    - (d) 1 **parking space** for each 19 square metres of commercial floor area.

- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]



(2645) Exception CR 2645

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**; and [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.
- (D) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(338) of former City of York Zoning By-law 1-83. [ By-law: 1030-2014 ]

(2646) Exception CR 2646

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.
- (E) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1030-2014 ]

(2647) Exception CR 2647

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) These **premises** must comply with Exception 900 11.10(2).
- (F) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2648) Exception CR 2648

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 19.5 metres;
- (B) Up to a height of 13.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; [ By-law: 451-2022 ]
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) These **premises** must comply with Exception 900 11.10(2).
- (F) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]



## 900.12 CRE - Zone

### 900.12.1 General

#### (1) CRE Zone Exceptions

The regulations located in Article 900.12.10 apply only to the exceptions subject to the CRE zone and identified with the corresponding exception number.

### 900.12.10 Exceptions for CRE Zone

#### (1) Exception CRE 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86.

#### (2) Exception CRE 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, a **seniors community house** or an emergency shelter is not a permitted use. [TO: 438-86; 12 (2) 98].

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86.

#### (3) Exception CRE 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 602-622 King Street West, 499-505 Adelaide Street West, 1 and 11 Adelaide Place none of the provisions of Clauses and Regulations 5.10.40.70 (1) to (4), 50.10.40.1(2), 50.10.40.30(1), 50.10.40.60 (1) through (8), 50.10.40.70 (1), (3), (4) and (5), 50.10.40.80 (1) through (3), 50.10.40.81 (1) and (2), 50.10.150.1 (1), 200.5.10.1(1) and (6), Table 200.5.10.1, 200.15.1.5(1), 200.15.10, 220.5.10.1, 230.5.1.10(9)(B), 230.5.0.1.20 (1) (C) apply to prevent the erection or use of a building, structure, addition or enlargement permitted by (B) to (L) below;
- (B) The height of a **building** or **structure** is measured as the vertical distance between grade, which is Canadian Geodetic Datum elevation of 88.65 metres, and the highest point of the **building** or **structure** except for those elements prescribed in section (C) below;
- (C) No portion of any **building** or **structure** on the lands, excluding parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, architectural features, elevated pedestrian bridge, landscaping and elements of a green roof is to have a height greater than the height in metres specified by the number following the H symbol as shown on Diagram 3 of By-law 240-2016;
- (D) The portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 of By-law 240-2016, except that:
  - (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features,



elevated pedestrian bridge, awnings and canopies, and underground garage ramps and associated structures may extend beyond the heavy lines shown on Diagram 2 of By-law 240-2016;

(E) The total **gross floor area** of all **buildings** and **structures** on the lands must not exceed 41,000 square metres; and

(i) the **gross floor area** of **buildings** or **structures** occupied by residential uses must not exceed 11,100 square metres.

(ii) the **gross floor area** of **buildings** and **structures** occupied non-residential uses must not exceed 29,900 square metres, excluding the area occupied by a **parking garage** or **public parking**.

(F) **Amenity space** must be provided in accordance with the following:

(i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;

(ii) a minimum of 0.3 square metres of outdoor **amenity space** per **dwelling unit**; and

(iii) no **amenity space** is required for the **lawfully existing buildings** known in the year 2015 as 602 King Street West, 499 and 505 Adelaide Street West, 1 and 11 Adelaide Place;

(G) **Parking spaces** must be provided and maintained in accordance with the following:

(i) provide and maintain resident parking spaces to serve the project, accordance with the Zoning By-law for the King-Spadina policy area, save and except that 78 resident parking spaces may be located off-site within 300 metres of the subject site;

(ii) provide and maintain residential visitor and non-residential spaces to serve the project, in accordance with the Zoning By-law for the King-Spadina policy area, save and except that residential visitors may be provided in a commercial parking garage and this total may be reduced by two spaces; and

(iii) no **parking spaces** are required for the **lawfully existing buildings** on the lands

(H) A commercial **parking garage** providing a minimum of 84 **parking spaces** is permitted on the lands;

(I) A maximum of 13 of the required **parking spaces** may be undersized **parking spaces** with a minimum width of 2.6 metres and a minimum length of 4.9 metres;

(J) A minimum of 107 **bicycle parking spaces** must be provided and maintained on the lands, of which:

(i) 21 **bicycle parking spaces** must be allocated for short-term bicycle parking;

(ii) 86 **bicycle parking spaces** must be allocated for long-term bicycle parking; and may be located on the lower level; and

(iii) no **bicycle parking spaces** are required for the **lawfully existing buildings** on the lands;

(K) A minimum of one Type "G" **loading space** and two Type "B" **loading spaces** must be provided and maintained on the lands; and

(L) Exception CRE (x3) applies to all of the lands collectively regardless of future severance, partition or division;

Prevailing By-laws and Prevailing Sections:(None Apply)

[ By-law: 240-2016 ]

(5) Exception CRE 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions:

Site Specific Provisions:

(A) On 604-618 Richmond Street West, if the requirements of By-law 672- 2016(OMB) are complied with, none of the provisions of regulations 5.10.40.70(1) to (3), 50.5.40.70(1), 50.10.40.10(1), 50.10.40.50(1), 50.10.40.60(1), 50.10.40.70(1), 50.10.40.70(3), 50.10.40.70(5), 50.10.40.80 (3), 200.5.10.1(1) and (6), 200.5.10.1(1), 200.15.1.5(1), 230.5.1.10(4), 230.5.1.10(9), 230.5.10.1(1), 230.5.10.1 (5), 230.50.1.20(1) and 900.12.10(76) apply to prevent the erection of a **building** or **structure** permitted in By-law 672-2016(OMB);

(B) The height of a **building** or **structure** on the lands is measured as the vertical distance between Canadian Geodetic Datum elevation of 90.8 metres, and the highest point of the **building** or **structure** except for those elements prescribed in section (C) below;

(C) No portion of any **building** or **structure** on the lands, excluding parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, elevator overruns, garbage chute overruns, architectural features, landscaping and elements of a



green roof is to have a height greater than the height in metres specified by the number following the H symbol as shown on Diagram 3 of By-law 672-2016(OMB) except that:

- (i) Parapets may project above the height in metres specified by the number following the H symbol as shown on said Diagram 3 by a maximum of 1.8 metres;
- (D) The portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines as shown on Diagram 3 of By-law 672- 2016(OMB), except that:
  - (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation and exhaust shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment and underground garage ramps and associated structures may extend beyond the heavy lines shown on Diagram 3 of said by-law;
- (E) The total **gross floor area** of all **buildings** and **structures** on the lands must not exceed 16,000 square metres and:
  - (i) the **gross floor area** of **buildings** or **structures** occupied by residential uses symbolized by the letter 'r' permitted by Regulations 50.10.20.10(1) and 50.10.20.20(1) must not exceed 15,500 square metres; and
  - (ii) the **gross floor area** of **buildings** and **structures** occupied by commercial and employment uses symbolized by the letters 'c' and 'e', respectively, permitted by Regulations 50.10.20.10(1) and 50.10.20.20(1) must not exceed 500 square metres;
- (F) **Amenity space**, which may include a guest suite containing a kitchen and washroom, must be provided in accordance with the following:
  - (i) a minimum of 341 square metres of indoor **amenity space**; and
  - (ii) a minimum of 64 square metres of outdoor **amenity space**;
- (G) **Parking spaces** must be provided and maintained in accordance with the following minimum requirements:
  - (i) a minimum of 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.8 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 1.0 **parking spaces** for each three bedroom **dwelling unit**;
  - (v) a minimum of 13 **parking spaces** for visitors to **dwelling units**; and
  - (vi) no parking spaces shall be required for non-residential uses.
- (H) A minimum of 229 **bicycle parking spaces** must be provided and maintained on the lands, of which:
  - (i) 22 **bicycle parking spaces** must be allocated for short-term bicycle parking; and
  - (ii) 207 **bicycle parking spaces** must be allocated for long-term bicycle parking and may be located on any level of the building at or below grade;
- (I) **Stacked bicycle parking spaces** are not subject to the dimensions outlined in Regulations 230.5.1.10(4)(C), 230.5.1.10(5)(A) and 230.5.1.10(10);
- (J) A short-term **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (K) A minimum of one Type "G" **loading space** must be provided and maintained on the lands;
- (L) A minimum of 21 **dwelling units** on the lands must:
  - (i) be constructed as or be readily convertible to three bedroom **dwelling units**, without requiring structural changes to the **dwelling unit**; and
  - (ii) each of the three bedrooms must be or be capable of being in compliance with the provisions of the Ontario Building Code (O. Reg. 322/12);

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 672-2016 (OMB) ]



(7) Exception CRE 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections .

Site Specific Provisions:

- (A) If the requirements of By-law 698-2016 are complied with, none of the provisions of regulation 50.5.40.10(3) (4)(5)(6)(7), 50.5.40.60(1), 50.10.20.10(1), 50.10.20.20(1), 50.10.40.1(1), 50.10.40.10(1),(3), 50.10.40.60, 50.10.40.70(1)(2)(3)(5), 50.10.40.80(2),(3), 50.10.90.40(1), 220.5.10.1(3),(6), 220.5.20.1(1),(3), apply to prevent the erection or use of a **building**, structure, addition or enlargement permitted in By-law 698-2016 for the purposes of a **hotel**, **eating establishment**, **outdoor patio**, and/or **office** uses;
- (B) The maximum **gross floor area** of a **non-residential building** erected or used on the lands must not exceed 8,000 square metres;
- (C) The maximum area that may be used for an **outdoor patio** on the lands must not exceed 100 square metres and such **outdoor patio** may be located at the penthouse level of the **building**;
- (D) The **floor** area devoted to the preparation of food and beverages, for any **eating establishment** on the lands, including associated **outdoor patio** space, need not be contiguous, connected to or located on the same floor as the premises where such food and beverages are consumed by the public provided that such **eating establishments** are **ancillary** to a **hotel** on the **lot** as outlined by heavy lines on Diagram 1 of By-law 698-2016;
- (E) The height of a **building** or **structure** on the lands must not exceed the height in metres specified by the numbers following the symbol "HT" on Diagram 3 of By-law 698-2016 including any vertical projections;
- (F) Despite (E) above, parapets, sky-lights, green roof elements, railings and ventilation equipment, may exceed the 5.0 metre and 9.0 metre height limits as indicated by the numbers following the symbol "HT" in Diagram 3 of By-law 698-2016 permitted in (E) above by By-law 698-2016 by not more than 1.5 metres;
- (G) The above grade portion of any **building** or **structure** must be wholly located within the areas delineated by the heavy lines shown on Diagram 3 of By-law 698-2016;
- (H) Despite (G) above, the following elements may be located on the lands outside of the heavy lines on Diagram 1 of By-law 698-2016, up to a maximum of 1.5 metres;
  - (i) Canopies, awnings, cornices, light fixtures, ornamental or architectural elements, parapets, window sills, bicycle racks, wheelchair ramps, mechanical air shafts, landscape features;
- (I) The required minimum above-ground distance between windows is 8.8 metres for windows located on the south façade of a **building** on the lands and on the north façade of a **building**;
- (J) No windows are permitted on the east façade of a **building** on the lands within 14 metres of the east **lot line**;
- (K) Despite 200.5.10.1, no **parking spaces** are required;
- (L) Despite 230.5.10.1(1), a minimum of seven (7) long term **bicycle parking spaces** must be provided and maintained on the lands and all such **bicycle parking spaces** must be provided at ground level or on any level below-ground;
- (M) Despite 230.5.10.1(1), a minimum of ten (10) short-term **bicycle parking spaces** must be provided and maintained on the lands or in the public right-of-way adjacent to the lands;
- (N) Despite 230.5.1.10(7), no shower and change room facilities are required;
- (O) Despite 220.5.1.10(7) and (8), a minimum of one (1) **loading space** must be provided and maintained with the following minimum dimensions:
  - (i) Minimum length of 8.2 metres;
  - (ii) Minimum width of 4.3 metres; and
  - (iii) A minimum vertical clearance of 4.0 metres; and
- (P) Access to the **loading space** must be from a **lane** or private right-of-way with a minimum width of 4.57 metres.

Prevailing By-laws and Prevailing Sections:(None Apply)

[ By-law: 698-2016 ]

(8) Exception CRE 8



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(9) Exception CRE 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) On the lands identified as **Parcel A** on Diagram 1 of By-law 1478-2017(OMB), if the requirements of Section 6 and Schedule A of By-law 1478-2017(OMB) are complied with, none of provisions 5.10.40.70 (1) and (2), 50.5.40.10(1), 50.10.40.10 (1), 50.10.40.30 (1), 50.10.40.50(1)(A) and (B), 50.10.40.70 (1) and (5), 50.10.40.80 (1), 200.5.10.1 (1), 200.15.1.5(1), 220.5.10.1(3), 220.5.20.1 (1) (A) (ii), 230.5.10.1(2) and (5), 230.50.1.20 (2)(C) and 600.10.10 apply to prevent the erection and use of a **building, structure**, addition or enlargement permitted by (B) – (O) below;

(i) Canopies, awnings, building cornices, parapets lighting fixtures, ornamental architectural elements, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, terraces, wheel chair ramps, vents, underground garage ramps, landscape and **green roof** elements and wind mitigation features which may extend beyond the heavy lines, except for the lot lines, shown on Diagram 2; and

(ii) Balconies are permitted outside the heavy lines shown on Diagram 2, within the area illustrated by hatching and identified as balcony zones on Diagram 2 of By-law 1478-2017(OMB);

(B) The height of a **building or structure** is measured from the Canadian Geodetic Datum of 83.00 metres and no portion of a **building or structure** erected above the Canadian Geodetic Datum of 83.00 metres is to be located otherwise than wholly within the areas delineated by heavy lines on Diagram 2 of By-law 1478-2017(OMB), with the exception of the following:

(i) Canopies, awnings, building cornices, parapets lighting fixtures, ornamental architectural elements, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, terraces, wheel chair ramps, vents, underground garage ramps, landscape and **green roof** elements and wind mitigation features which may extend beyond the heavy lines, except for the **lot lines**, shown on Diagram 2; and

(ii) Balconies are permitted outside the heavy lines shown on Diagram 2, within the area illustrated by hatching and identified as balcony zones on Diagram 2 of By-law 1478-2017(OMB);

(C) No portion of a **building or structure** erected above the Canadian Geodetic Datum of 83.00 metres may have a greater height in metres than the heights in metres specified by the numbers following the symbol H on Diagram 2, and the number of **storeys** following the symbol ST on Diagram 2, of By-law 1478-2017(OMB) except for the following:

(i) Railings and guards, vents, exhausts, lightning rods, chimney stacks, pool equipment, retaining walls and planters, ornamental architectural elements, **green roof** elements, and roof assemblies including parapets which may project above the permitted height by a maximum of 1.5 metres;

(ii) Wind remediation screens and dividers which may project above the permitted height by up to a maximum of 2.0 metres; and

(iii) **Landscape** features and elements including trellises, fences and outdoor amenity structures, window washing and **building** maintenance equipment, which may project above the permitted height up to a maximum of 3.0 metres;

(D) Any **storey** above the 25th **storey** may only be used for the functional operation of the **building**;

(E) The total **gross floor area** of all **buildings and structures** on **Parcel A** must not exceed 18,400 square metres of which:

(i) A maximum of 17,850 square metres may be used for residential uses; and

(ii) A maximum of 650 square metres may be used for non-residential uses;



- (F) **Amenity space** must be provided and maintained on **Parcel A** as follows:
- (i) A minimum of 1.55 square metres of indoor residential **amenity space** for each **dwelling unit** must be provided and maintained and must include at least one multi-purpose room or rooms, at least one of which contains a kitchen and a washroom; and
  - (ii) A minimum of 1.85 square metres of outdoor residential **amenity space** for each **dwelling unit** of which, a minimum of 40 square metres must be in a location adjoining or directly accessible from a portion of the indoor residential **amenity space**;
- (G) Up to one guest suite having a maximum **interior floor area** of 45 square metres is permitted and will be calculated as **amenity space**;
- (H) **Parking spaces** must be provided and maintained on **Parcel A** as follows:
- (i) A minimum of 110 **parking spaces** for residents; and
  - (ii) A minimum of 16 **parking spaces** for visitors;
- (I) Despite 200.5.1.10(2), a maximum of 4 obstructed **parking spaces** that are obstructed on one side only may have a minimum width of 2.6 metres;
- (J) Despite section 200.15.10(1)(C), accessible **parking spaces** provided on **Parcel A** will have minimum dimensions of 3.9 metres by 5.6 metres;
- (K) Despite section 230.5.1.10(9)(iii), **bicycle parking spaces** may also be located on any parking level below grade;
- (L) **Bicycle parking spaces** must be provided and maintained on **Parcel A** as follows:
- (i) Short-term **bicycle parking spaces** must be provided at a minimum rate of 0.1 **bicycle parking spaces** per **dwelling unit**; and
  - (ii) Long-term **bicycle parking spaces** must be provided at a minimum rate of 0.9 **bicycle parking spaces** per **dwelling unit**;
- (M) A minimum of one Type "G" **loading space** must be provided and maintained on **Parcel A**;
- (N) A minimum of 18 percent of the **dwelling units** must have 2 or 3 bedrooms and no less than 10 percent of the **dwelling units** must have a minimum average **interior floor area** of at least 95 square metres; and
- (O) The regulations of By-law 1107-2016 do not apply.

Prevailing By-laws and Prevailing Sections: (A) Section 12(2) 270 of former City of Toronto By-law 438-86.  
[ By-law: 1478-2017 (OMB) ]

(10) Exception CRE 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 410, 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Avenue, shown as CRE (x10) on Diagram 2 to By-law 125-2017, none of the provisions of 5.10.40.70.(1) to (4), 50.5.40.60(1), 50.10.20.100(1), (5), (19), (26), (27), (28), (31)(A)(C)(D) and (39), 50.10.40.1, 50.10.40.30(1), 50.10.50.10, 50.10.80.10(1), 50.10.90.10(1), 50.10.90.40(3), 50.10.100.10(1)(B), 150.45, 150.48, 200.10.1(2), 200.15.1.5(1), 230.5.1.10(9) and 230.50.1.20 (1) and (2)(D) and Section 600.10 apply to prevent the erection or use of **buildings** or **structures** on the lands if in compliance with regulations (B) to (CC) below and Section 10 and Schedule A of By-law 125-2017;
- (B) In addition to the uses permitted by Regulation 50.10.20.10(1), **public parking** and outdoor open air markets are permitted;
- (C) Outdoor open air markets may provide retail sales, food sales and other uses from kiosks, tents, vehicles, tables and such facilities are not **buildings** or **structures**;
- (D) Despite regulation 50.10.20.20(1) (A), the outdoor sale or display of goods or commodities is not subject to regulation 50.10.20.100(41) (C);
- (E) For the purposes of this exception, a bicycle services and repair shop is not a vehicle repair shop;
- (F) Despite regulation 50.10.20.100(23) a **vehicle fuel station** operated as an electric **vehicle** charging station is not subject to regulation 150.92;



- (G) **Parking spaces** must be located below a Canadian Geodetic Datum elevation of 85.0 metres;
- (H) An **outdoor patio** is not subject to regulation 50.10.20.100(21), provided it is set back a minimum of 15.0 metres from a **lot** in a Residential Zone category;
- (I) Despite the definition of an **outdoor patio** pursuant to regulation 800.50(525), an **outdoor patio** may include an outdoor patron area that is a non-residential use or **ancillary** to a non-residential use;
- (J) Despite regulation 50.10.20.100(22) provided no more than a maximum of 6 vehicles are displayed outside which may or may not be in connection with **vehicle dealerships**, only regulations 150.90.20.1 (1) and (2)(B) and (C)(i) and (ii) apply;
- (K) Despite regulation 50.10.20.100(22), a vehicle dealership or portion thereof operated as a car share organization is not subject to regulation 150.90;
- (L) Despite regulation 50.10.20.100(25), if a **vehicle washing establishment** is located with a portion of a **building** located below a Canadian Geodetic Datum elevation of 85.0 metres, the provisions of regulation 150.96 do not apply;
- (M) Despite regulations 50.10.20.100(32) and 150.100.20.1(1)(A), a maximum of 12 percent of the total **interior floor area** of an **eating establishment**, to a maximum of 100 square metres is permitted to be used for the uses noted as 150.100.20.1 (1)(A) (i) to (vii) provided the primary use of the **premises** is maintained as an **eating establishment**;
- (N) The total **gross floor area** of all **buildings** and **structures** must not exceed 289,000 square metres, of which:
  - (i) **buildings** and **structures** or portions thereof, occupied by residential uses must not exceed a **gross floor area** of 175,000 square metres;
- (O) The combined **gross floor area** of all ground floor levels contained in **buildings** on the lands subject to this Exception must not exceed a maximum of 17,350 square metres, where the ground floor level is the floor level of a **building** that is closest to the Canadian Geodetic Datum elevation of 85.0 metres;
- (P) In addition to the provisions of regulation 50.5.40.40, the following areas of a **building** are also not included in the calculation of **gross floor area**:
  - (i) indoor **amenity space** up to a maximum of 2 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below the Canadian Geodetic Datum of 85.0 metres;
  - (iii) the areas of any use operated in connection with an outdoor open air market; and
  - (iv) interior floor area occupied by a day nursery and uses ancillary thereto;
- (Q) Despite all of regulations 50.10.40.60, 50.10.40.70 and 50.10.40.80 no portion of any **building** or **structure** above-ground is located other than wholly within the areas delineated by heavy lines on Diagrams 6 to 10 of By-law 125-2017 with the exception of the following:
  - (i) lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, railings, privacy screens, planters, balustrades, bollards, stairs, escalators and related enclosures, balconies, awnings, fences, underground garage ramps and associated **structures**, walls and safety railings, trellises, guards, guardrails, retaining walls, wheel chair ramps, public art, bike share facilities, outdoor **recreation uses**, band shells, ornamental or architectural features, landscape features, **day nursery** facilities and art installations;
  - (ii) pedestrian bridges subject to a maximum height of 24.0 metres, measured between the Canadian Geodetic Datum elevation of 85.0 metres and the highest point of the bridge;
  - (iii) covered walkways, architectural and ornamental canopies and similar structures, including related support structures; and
  - (iv) **structures**, elements and enclosures permitted by regulation (R) below;
- (R) Despite all of regulations 50.5.40.10 and 50.10.40.10(1), the height of each portion of a building or structure, is measured as the vertical distance between Canadian Geodetic Datum elevation of 85.0 metres and the highest point of the building or structure, and must not exceed the height in metres as specified by the numbers following the symbol H as shown on Diagrams 7 to 10 to By-law 125-2017 except for the following projections:
  - (i) **structures**, elements and enclosures permitted by regulation (Q) above;



- (ii) elevators and related **structures** provided that:
  - (a) Such projections are located on those portions of a **building** permitted above a height of 81 metres as shown on Diagrams 7, 8, 9 and 10 of By-law 125-2017;
  - (b) Such projections are limited to a maximum vertical projection of 13.0 metres above the height limits specified by the numbers following the symbol H as shown on Diagrams 7, 8, 9 and 10 of By-law 125-2017; and
  - (c) The horizontal area of each such projection is not greater than 150 square metres;
- (iii) portions of a **building** used for indoor **amenity space** and or a **recreation use** operated as a gym, fitness centre or health club provided that:
  - (a) Such projections are located on those portions of a building subject to a height limit of 26.3 metres and/or 36.3 metres as shown on Diagrams 7, 8 and 9 of By-law 125-2017; and
  - (b) Such projections are limited to a maximum vertical projection of 5.0 metres above the permitted **building** heights shown on Diagrams 7, 8 and 9 of By-law 125-2017 and the provisions of regulation (S) do not apply;
- (iv) the erection or use of **structures** on any roof used for outdoor **amenity space** or open air recreation, maintenance, safety, wind or green roof purposes, vestibules providing access to outdoor amenity space, cooling towers, parapets, mechanical and architectural screens, chimneys, vents, stacks, mechanical fans, **structures** and elements associated with green energy and renewable energy facilities. Such projections are limited to a maximum vertical projection of 6.0 metres above the permitted **building** heights shown on Diagrams 7, 8, 9 and 10 of By-law 125-2017;
- (S) Despite any other provision of this Exception, above a height of 36.3 metres as measured in accordance with regulation (R) above, a minimum separation distance of 25 metres must be provided between the **main walls** of buildings located within Tower Zone 01 and Tower Zone 02, as shown on Diagrams 8 and 9 and between any other **structure** on the lands, excluding the **structures** and elements permitted by subsection (Q) and (R) (iii) above;
- (T) Within the areas shown as Tower Zone 01 and Tower Zone 02 on Diagrams 8 and 9, the following applies:
  - (i) within Tower Zone 01, the maximum **gross floor area** of any **storey**, the floor level of which is more than 61.0 metres above the Canadian Geodetic Datum elevation of 85.0 metres, is 985.0 square metres; and
  - (ii) within Tower Zone 02, the maximum **gross floor area** of any **storey**, the floor level of which is more than 67.0 metres above the Canadian Geodetic Datum elevation of 85.0 metres, is 985.0 square metres;
- (U) Despite regulation 50.10.40.50, **amenity space** must be provided in accordance with the following:
  - (i) a minimum of 3.0 square metres of **amenity space** per **dwelling unit** must be provided, of which, not less than 1.2 square metres per **dwelling unit** must be provided as indoor **amenity space**;
  - (ii) a minimum of 40 square metres of outdoor **amenity space** provided in a location directly accessible from an area containing indoor **amenity space**;
  - (iii) indoor amenity space may include guest suites where such suites may contain either a kitchen or a bathroom; and
  - (iv) **amenity space** must be available for use by the occupants of a **building** for recreational or social activities and may also be available for use by visitors and guests to a **building**;
- (V) Despite regulations 200.5.10.1(1), (4) and (6), **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.4 **parking spaces** per **dwelling unit** must be provided for residents;
  - (ii) **parking spaces** for all other uses within a **building** or **structure** must be provided in accordance with the following minimums, where parking period AM means 6 a.m. to noon, PM means noon to 6 p.m. and Eve. means 6 p.m. to 6 a.m.



- (a) Hotel: 0.2 **parking spaces** for each 100 square metres of **gross floor area** in accordance with the following parking occupancy rates of AM:80 percent, PM:75 percent and EVE:100 percent;
  - (b) Office 0.35 **parking spaces** for each 100 square metres of **gross floor area** in accordance with the following parking occupancy rates of AM:100 percent, PM:60 percent and EVE:0 percent;
  - (c) All other non-residential uses: 1.0 **parking spaces** for each 100 square metres of **gross floor area** in accordance with the following parking occupancy rates of AM:20 percent, PM:100 percent and EVE:100 percent; and
  - (d) Residential visitors: 0.1 parking spaces per dwelling unit in accordance with the following parking occupancy rates of AM:10 percent, PM:35 percent and EVE:100 percent;
- (iii) for the purpose of (ii) above, **gross floor area** is to be calculated in accordance with regulation 200.5.1.10(11);
- (iv) despite subsection (ii) above, no parking spaces are required for a **day nursery, eating establishment, take-out eating establishment**, uses within an outdoor open air market, **software development and processing facility, recreation use** operated as gym, fitness centre or health club and a **community centre**;
- (v) the minimum number of **parking spaces** as required pursuant to (ii) above is determined as follows:
- (a) For each of the AM, PM and EVE parking periods identified, the minimum number of **parking spaces** required for each use, is calculated using the respective **parking space** rate and occupancy rate;
  - (b) the minimum number of **parking spaces** required for each parking period is the total of the **parking spaces** required for all uses during that parking period; and
  - (c) the minimum number of **parking spaces** required is equal to the largest number of **parking spaces** required for any parking period;
- (W) For each car-share **parking space** provided, the minimum number of **parking spaces** for residents required pursuant to regulation (V) (i) above may be reduced by four **parking spaces**, up to a maximum reduction as calculated by the following formula:  $4 \times (\text{the total number of dwelling units on the lands divided by } 60)$ , rounded down to the nearest whole number;
- (X) For the purpose of this Exception:
- (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 hourly rental; and
  - (ii) a car-share **parking space** means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- (Y) Despite regulation 50.5.80.1, the **parking spaces** required by regulation (V)(ii) above may be provided on a non-exclusive basis and may be provided within a **public parking** use on the **lot**;
- (Z) Despite regulation 200.5.1.10(2):
- (i) a maximum of 15 percent of the total number of **parking spaces** provided do not have to comply with regulation 200.5.1.10(2)(A)(iv), despite that such **parking spaces** are obstructed in accordance with regulation 200.5.1.10(2)(D); and
  - (ii) provided, the total number of **parking spaces** obstructed on two sides in accordance with 200.5.1.10(2)(D) does not exceed 5 percent of the total number of provided **parking spaces**;
- (AA) Despite regulation 220.5.20.1(2), the maximum permitted slope of a ramp or driveway leading to a loading space is 15 percent, except the maximum permitted slope of the portion of a ramp or driveway within 6 metres of the limit of a street is 5 percent;
- (BB) Despite regulation 230.5.1.10(4)(A)(ii), if a **stacked bicycle parking space** is provided, the minimum width for each **bicycle parking space** is 0.45 metres; and



(CC) Despite any existing or future severance, partition or division of the lands shown as CRE (x10) on Diagram 2 of By-law 125-2017 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: 125-2017 (OMB) ]

(11) Exception CRE 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Section:

Site Specific Provisions:

- (A) On 497, 505 and 511 Richmond Street West, if the requirements of Section 5 and Schedule A of By-law 849-2017 are complied with, none of the provisions of Article, Clauses and Regulations 50.5.40.10, 50.10.40.10, 50.10.40.50, 50.10.40.60, 50.10.40.70, 50.10.40.80, 50.10.90.40(3), 200.5.1(2), 200.5.1.10 (8), 200.5.10.1, 220.5.10, 230.50.1.20(2) apply to prevent the erection or use of a **building** permitted in By-law 849-2017 that complies to (B) to (M) below; [By-law 1459-2017]
- (B) The maximum **gross floor area** must not exceed 31,700 square metres, of which:
  - (i) a maximum of 23,100 square metres is used for residential uses;
  - (ii) a minimum of 8,000 square metres of **gross floor area** is used for non-residential uses, of which a minimum of 4,400 square metres must be used for a **community centre**; [By-law 1261-2017]
- (C) No portion of any **building** or **structure** erected or used above ground will, be located otherwise than wholly within the lines delineating the height areas on Diagram 4 of By-law 849-2017;
- (D) Despite regulation 10.5.40.10(1), the height of a **building**, is measured from the Canadian Geodetic Datum elevation of 91.0 metres;
- (E) A **building** or **structure**, must not exceed the height in metres specified by the numbers following the letter "H" in the height areas delineated on Diagram 4 of By-law 849-2017;
- (F) Despite (C) and (E) above, the following elements are permitted to project from the **building** beyond the delineated height areas and lines specified on Diagram 4 of By-law 849-2017:
  - (i) eaves, cornices, window sills, landscape features, wheel chair ramps, light fixtures, balustrades, bollards, awnings, canopies, raised planters, fences, vents, underground garage ramp and associated structures, damper equipment; window washing equipment; and
  - (ii) balconies to a maximum of 1.5 metres provided they are located on the east and west facades of the **building**, and do not occupy more than 50 percent of each **building** facade;
- (G) Despite (E) and (F) above, the only elements permitted to exceed a height of 47.5 metres as identified on Diagram 4 of By-law 849-2017 attached to and forming part of this by-law are the following, provided they are located in "Area A" as identified in hatching on Diagram 3 of By-law 849-2017 and having a maximum area of 850 square metres;
  - (i) mechanical elements, stair and stair enclosures up to a combined maximum of 700 square meters and a maximum height of 6 metres; and
  - (ii) fences, raised planters, landscape features, light fixtures, guardrails associated with an outdoor amenity space up to a maximum height of 2 metres,
- (H) A maximum of 300 **dwelling units** is permitted;
- (I) No **dwelling units** are permitted on the second or third **storeys** of the **building**;
- (J) Indoor **amenity space** must be provided at a minimum rate of 1.3 square metres for each **dwelling unit** and may be provided in a multi-purpose room or rooms, whether or not these rooms are contiguous, with at least one washroom and kitchen;
- (K) Outdoor **amenity space** must be provided at a minimum rate of 1.3 square metres for each **dwelling unit**; and
- (L) For a maximum of 300 **dwelling units**, parking spaces must be provided as follows:
  - (i) a minimum of 103 **parking spaces** will be provided for residents; and
  - (ii) a minimum of 72 **parking spaces**, of which 2 may be car-share **parking spaces**, will be provided for the shared use of the non-residential uses in the building; [By-law 1459-2017]



- (M) A minimum of 2 **loading spaces** – 1 type G **loading space** and 1 type B **loading space** – must be provided and maintained on the **lot**. [By-law 1459-2017]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 849-2017 ]

(12) Exception CRE 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) On the lands identified as **Parcel B** on Diagram 1 of By-law 1478-2017(OMB), the lawfully existing setbacks of the **building** existing on the lands on May 31, 2017 are the minimum **building setbacks** for that existing **building** and no **parking spaces**, **loading spaces** or **bicycle parking spaces** will be required for the non-residential uses existing on **Parcel B** on May 31, 2017.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)270 of former City of Toronto By-law 438-86. [ By-law: 1478-2017 (OMB) ]

(13) Exception CRE 13

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 46, 48, 50, 52 and 54 Power Street, and 113, 115, 121, 123, 129 and 135 Parliament Street, if the requirements of Section 6 and Schedule A of By-law 277-2019(LPAT) are complied with, none of Regulations 5.10.40.70 (1) and (2), 50.5.40.10 (1), (4) and (5), 50.5.40.60 (1), 50.10.20.10 (1), 50.10.40.10 (1), 50.10.40.30 (1), 50.10.40.50 (1), 50.10.40.60 (2), 50.10.40.70 (1) and (5), 50.10.40.80 (1), 50.10.90.40 (1)(B) and (3), 200.5.1 (2), 200.5.1.10 (8), (10) and 12(C), 200.5.10.1 (1), 200.10.1, 200.15, 200.15.10 (1)(C), 220.5.10.1, 230.5.1.10 (9)(B), 230.50.1.20 (1); 230.5.1.10 (4)(C), (5) and (7), 230.5.10.1, and 600.10.10 shall apply to prevent the construction and use of a **mixed-use building** and **public parking** uses permitted in By-law 277-2019(LPAT) on the lands;
- (B) The residential **gross floor area** of the **mixed-use building** must not exceed 39,500 square metres;
- (C) The non-residential **gross floor area** of the **mixed-use building** must not exceed 4,150 square metres and the **interior floor area** of any single **retail service** or **retail store** use must not exceed 3,500 square metres;
- (D) No portion of a **building** or **structure**, including the mechanical penthouses, may have a greater height than the heights in metres specified by the numbers following the symbol H and the storeys specified by the number following the symbol ST on Diagram 2 of By-law 277-2019(LPAT);
- (E) Despite (D) above:
- (i) Parapets, planters, pool, pool deck, railings, terrace dividers and elements of a **green roof** may exceed the applicable height limits shown on Diagram 2 by a maximum of 2.0 metres;
  - (ii) A garden shed may exceed the applicable height limits shown on Diagram 2 to a maximum of 2.4 metres; and
  - (iii) Wind screens, window washing equipment, pergolas, trellises, vents, chimney stacks, mechanical equipment, stair enclosures, lightning rods and exhaust flues may exceed the applicable height limits shown on Diagram 2 by a maximum of 3.0 metres;
- (F) Despite Clause 50.10.40.70 and Article 600.10.10, no portion of a **building** or **structure** may be located otherwise than wholly within the areas delineated by heavy lines on Diagram 2, with the exception of the following:
- (i) Lighting fixtures, cornices, ornamental elements, eaves, window sills, guardrails, columns, balconies, balcony dividers, piers, wheel chair ramps, vents, scuppers and underground garage ramps, and their associated structures, to a maximum of 2.0 metres;
  - (ii) Awnings, canopies and signage to a maximum of 3.0 metres; and
  - (iii) Cladding to a maximum of 0.25 metres;

- (G) **Amenity space** must be provided and maintained on the **lot** in accordance with the following:



- (i) A minimum of 1.8 square metres of indoor residential **amenity space** for each **dwelling unit** which may be in a multi-purpose room or rooms, at least one of which contains a kitchen and a washroom;
- (ii) A minimum of 1.75 square metres of outdoor residential **amenity space** for each **dwelling unit** and a minimum of 40 square metres must be in a location adjoining or directly accessible from a portion of the indoor residential **amenity space**;
- (iii) A maximum of 150 square metres of indoor **amenity space** may include up to two (2) guest suites; and
- (iv) No more than 25 percent of the outdoor **amenity space** may be provided as a **green roof**;
- (H) **Bicycle parking spaces** must be provided as follows for the residential uses:
  - (i) A minimum of 468 long-term **bicycle parking spaces**; and
  - (ii) A minimum of 52 short-term **bicycle parking spaces**;
- (I) **Bicycle parking spaces** must be provided as follows for the non-residential uses:
  - (i) A minimum of 8 long-term **bicycle parking spaces**; and
  - (ii) A minimum of 15 short-term **bicycle parking spaces**;
- (J) Despite regulation 230.5.1.10(10), long-term and short-term **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (K) The minimum number of **parking spaces** to be provided in a **parking garage** is 249, in accordance with the following:
  - (i) A minimum of 0.33 **parking spaces** for each **dwelling unit** must be provided for the residents of the **mixed-use building**;
  - (ii) A minimum of 77 **parking spaces** must be provided for the shared use of residential visitors and non-residential uses of the **mixed-use building** which may be provided within a **public parking** use, and
  - (iii) Of the minimum 77 **parking spaces** required by ii, above, a maximum of 5 **parking spaces** may be designated for the use of residents of the **mixed-use building**;
- (L) A maximum of 22 **parking spaces** which are obstructed on one side only and a maximum of 4 of which are obstructed on two sides need not comply with regulation 200.5.1.10 (2)(A)(iv) and (D) for the side(s) that is/(are) obstructed;
- (M) Despite Section 200.15 and By-law 579-2017, a minimum of 8 of the **parking spaces** required by (K) above must be provided as accessible **parking spaces**, each having a minimum width of 3.9 metres and a minimum length of 5.6 metres;
- (N) A minimum of two Type "B" **loading spaces** and a minimum of one Type "G" **loading space** must be provided;
- (O) The height of a **building** or **structure** is measured from the Canadian Geodetic elevation of 82.5 metres;
- (P) For the purposes of this exception, none of the following **building** elements are considered a **storey** and are excluded from the calculation of residential and non-residential **gross floor area**:
  - (i) A mezzanine, which means one floor level situated immediately above the first floor, which may be non-contiguous, but may not exceed a cumulative **interior floor area** of 350 square metres and is limited in use to mechanical rooms and accesses thereto; and
  - (ii) Two mechanical penthouses, each of which comprising a maximum of two floor levels;
- (Q) For the purposes of this exception, **amenity space** may include up to 2 guest suites and the floor area of such guest suites is excluded from the calculation of residential **gross floor area** and such guest suites do not constitute **dwelling units** for the purposes of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 277-2019(LPAT) ]

(14) Exception CRE 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) On 102-118 Peter Street and 350-354 Adelaide Street West, if the requirements of By-law 1471-2017 are complied with, none of the provisions of Articles, Clauses and Regulations 5.10.40.70, 50.10.40.30(1), 50.10.40.1(4)(A), 50.10.90.40.(3), 200.5.1.10(10) and (12)(C), 600.10, and 900.12.10 (74), apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law 1471-2017 (B) to (X) below.
- (B) In addition to the uses permitted by Regulations 50.10.20.10(1) and 50.10.20.20(1), **public parking**, car-share **parking spaces** and a temporary sales facility are permitted.
- (C) For the purpose of this exception height is measured from Canadian Geodetic Datum elevation of 88.00 metres.
- (D) Despite Clauses 50.5.40.10, 50.10.40.10 and 50.10.40.60, the height of each portion of a **building or structure** is measured as the vertical distance between Canadian Geodetic Datum elevation of 88.0 metres and the highest point of the **building or structure**, and must not exceed the height in metres as specified by the numbers following the letter H as shown on Diagram 3 of By-law 1471-2017, except for the following projections:
- (i) **structures**, elements and enclosures permitted by Regulation (G) below;
  - (ii) **structures** on any roof used for outdoor **amenity space** or open air recreation, maintenance, safety or wind protection purposes provided such projections are limited to a maximum vertical projection of 3.0 metres above the permitted **building** heights shown on Diagram 3 of By-law 1471-2017;
  - (iii) **structures** on any roof used for green roof purposes, vestibules providing access to outdoor **amenity space**, cooling towers, parapets, mechanical and architectural screens, chimneys, vents, stacks, mechanical fans, elevators and related structural elements, **structures** and elements associated with green energy and renewable energy facilities provided such projections are limited to a maximum vertical projection of 2.0 metres above the permitted **building** heights shown on Diagram 3 of By-law 1471-2017; and
  - (iv) portions of an underground parking garage and associated structures situated below finished ground level provided no portion of such structures is more than 1.0 metre above Canadian Geodetic Datum elevation of 88.0 metres.
- (E) The total gross floor area of the buildings and structures must not exceed a maximum of 51,000 square metres, of which:
- (i) **buildings and structures**, occupied by residential uses must not exceed a **gross floor area** of 47,000 square metres; and
  - (ii) **buildings and structures**, occupied by non-residential uses must not exceed a **gross floor area** of 5,000 square metres, excluding the **gross floor area** associated with the **public parking** use.
- (F) A minimum of ten percent of the total number of **dwelling units** must be three (3) bedroom **dwelling units**.
- (G) Despite Clauses and Regulations 50.10.40.60, 50.10.40.70(1), (4) and (5) and 50.10.40.80, no portion of any **building or structure** above finished ground level is located other than wholly within the heavy lines on Diagram 3 of By-law 1471-2017, with the exception of the following:
- (i) balconies to a maximum horizontal projection of 1.6 metres beyond the heavy lines, except as provided for in Regulation (I) below;
  - (ii) cornices, sills, eaves, window-washing equipment, railings, balustrades, awnings, piers and sun-shades, canopies including supporting structures, covered walkways, privacy screens, planters, stairs, enclosed stairs, fencing, lighting, bollards, safety railings, trellises, guards, guardrails, retaining walls, ramps associated with an underground parking garage, wheelchair ramps, bicycle parking facilities, ornamental or architectural features, landscape features, street furniture, and art installations; and
  - (iii) **structures**, elements and enclosures permitted by Regulation (D) above.
- (H) Despite Regulations (D) and (G) above, within the hatched area shown on Diagram 4 of By-law 1471-2017, no part of any **building** may be located between finished ground level and a minimum of 10.5 metres above finished ground level other than signage, lighting, columns, canopies, structural supports and design features.



- (I) Despite Regulations (D) and (G) above, balcony projections and outdoor terraces are not permitted within the balcony restriction zone shown on Diagram 4 of By-law 1471-2017.
- (J) A minimum 1.8 metre high privacy screen measured from the finished level of the roof must be provided in the location shown on Diagram 5 of By-law 1471-2017.
- (K) Despite Clause 50.10.40.50, **amenity space** must be provided in accordance with the following:
  - (i) at least 2.0 square metres per **dwelling unit** of indoor **amenity space**;
  - (ii) at least 1.5 square metres per **dwelling unit** of outdoor **amenity space**; and
  - (iii) at least 40.0 square metres of outdoor **amenity space** must be in a location adjoining or directly accessible to the indoor **amenity space**.
- (L) A minimum 1.8 metre wide landscape buffer area must be provided on the finished level of the roof in the location shown on Diagram 5 of By-law 1471-2017.
- (M) Despite Regulations 200.5.1(2), 200.5.10.1(1) and (5), and 200.20.10(2), vehicle **parking spaces** shall be provided and maintained on the lands in accordance with the following ratios:
  - (i) a minimum of 0.20 **parking spaces** per **dwelling unit**; and
  - (ii) a minimum of 49 **parking spaces** shall be provided for visitors to the **dwelling units** and for the non-residential **gross floor area**.
- (N) Despite Regulations 200.5.1(2) and 200.10.1(1) and (2), the **parking spaces** required for visitors to the **dwelling units** and the non-residential **gross floor area** may be provided within a **public parking** facility on the lands and may be shared on a non-exclusive basis.
- (O) For each car-share **parking space** provided, the minimum number of **parking spaces** for residents required pursuant to Regulation (M)(i) above may be reduced by one parking space, up to a maximum reduction of four (4) **parking spaces**.
- (P) Despite Article 50.5.80 and Regulation (M)(i) above, up to a maximum of 35 of the required residential **parking spaces** may be provided and maintained as off-site parking with respect to the lands municipally known as 401 Richmond Street West in the year 2016, and such **parking spaces** may also be used for **public parking** purposes.
- (Q) For the purpose of this Exception:
  - (i) " **car-share**" means the practice whereby a number of people share the use of one or more cars that are owned and operated by a profit or non-profit car-sharing organization, and where such organization may require that the use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) " **car-share parking space**" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes.
- (R) Despite Regulation 220.5.1(2) and Clause 220.5.10.1, **loading spaces** must be provided on the **lot** for residential and non-residential uses as follows:
  - (i) one (1) Type "G" **loading space**; and
  - (ii) one (1) Type "B" **loading space**.
- (S) In addition to the requirements of Regulation (R) above, in the event that a grocery store or supermarket, having a **gross floor area** of 500 square metres or greater, forms part of the non-residential uses in the **building**, one (1) additional Type "B" **loading space** shall be provided on the **lot**.
- (T) For the purpose of this Exception:
  - (i) " **privately-owned publicly accessible open space**" means a space on the lands situated at ground level, within the shaded area shown on Diagram 4 of By-law 1471-2017 that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures, and is used principally for the purposes of sitting, standing and other recreational uses, including the occasional use by the owner for special events as set out in Schedule A, Clause 3 of By-law



1471  
-2017; and

- (ii) **privately-owned publicly accessible open space** with a minimum area of 380 square metres shall be provided on the ground level within the shaded area shown on Diagram 4 of By-law 1471-2017.
- (U) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**.
- (V) Despite Regulation 230.5.1.10(9)(B)(iii), required "long term" **bicycle parking spaces** for a **dwelling unit** may be located as follows:
  - (i) on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 20 percent of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been provided; and
  - (ii) all such **bicycle parking spaces** located below-ground must be accessible via an elevator to the ground floor.
- (W) For the purpose of this Exception:
  - (i) " **existing heritage buildings/structures**" means that portion of the heritage building(s) located on the lot in the year 2017 as shown on Diagram 3 of By-law 1471-2017 subject to alterations and additions in accordance with By-law 1471-2017; and
  - (ii) the **building** or **structure** on the **lot** shall include the **existing heritage buildings/structures** and the **existing heritage buildings/structures** are retained in situ subject to such alterations as are permitted pursuant to a Heritage Easement Agreement or amending agreement thereto entered into between the owner and the City of Toronto and registered on title to such lands pursuant to Section 37 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, together with any permit issued pursuant to Section 33 of the *Ontario Heritage Act*.
- (X) Notwithstanding any severance, partition or division of the lands, the provisions of this By-law shall 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: 1471-2017 Enacted ]

(15) Exception CRE 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) On 25 Ontario Street and 280 King Street East , if the requirements of Section 8 and Schedule 'A' of By-law 1475-2017 are complied with, none of the provisions of 5.10.40.70(1) and (2), 50.5.40.10, 50.10.40.10, 50.10.40.60, 50.10.40.70, 50.10.40.80, 50.10.90.40, 200.15.1, 200.15.1.5, 230.5.1.10.(9), 600.10.10.(1), apply to prevent the erection or use of a **non-residential building** meeting the requirements of (B) to (T) below;
- (B) Height is measured from the Canadian Geodetic Datum elevation of 82.5 metres;
- (C) No portion of a **building** or **structure** may have a greater height in metres than the heights in metres specified by the numbers following the symbol HT and the number of storeys specified by the numbers following the symbol ST on Diagram 6 of By-law 1475-2017;
- (D) For the purposes of determining the number of **storeys** of the **building** permitted by (C) above, the following will not be considered a **storey**:
  - (i) one mezzanine floor level which is located above the first floor level above-ground, not exceeding 1,000 square metres in floor area, and used for no other purpose than storage, mechanical, electrical and the functional operation of the **building**; and
  - (ii) a maximum of two mechanical penthouse floor levels, which are to be the uppermost floor levels of the **building**, and are to be restricted in use to mechanical, electrical, heating, cooling and other areas dedicated to the functional operation of the **building**, with the exception that



the lower of the two mechanical penthouse levels may have a maximum of 580 square metres of floor area comprising indoor **amenity space** that may include collaborative, venue and meeting spaces dedicated to the office uses;

- (E) No portion of any **building** or **structure** erected or used above ground will be located otherwise than wholly within the heavy lines delineating the height areas on Diagram 6 of By-law 1475-2017;
- (F) Despite (C) above, **structures** used for window washing equipment may exceed the maximum height permitted in (C) by 6.5 metres;
- (G) Despite (C) above, **structures** used for elevator overruns, chimney stacks, vents and air intakes, communications equipment, lightning rods, parapets, green roof elements, railings, and screens may exceed the maximum height permitted in (C) by 3.0 metres;
- (H) Despite (E) above, eaves, cornices, window sills, wheel chair ramps, light fixtures, railings, awnings, window mullions, canopies, raised planters, fences, vents, green roof elements, screens, underground garage ramp and associated structures are permitted to project horizontally from the **building** beyond the heavy lines specified on Diagram 6 of By-law 1475-2017;
- (I) The maximum **gross floor area** must not exceed 43,650 square metres, of which all of the non-residential gross floor area from the second storey ascending upward through the building to the uppermost storey shall be restricted to office uses and ancillary uses to the office;
- (J) Despite 50.10.20, **public parking** is a permitted use;
- (K) **Parking spaces** must be provided on the **lot** in accordance with 200.5.10.1(1), with the exception that a maximum of 3 **parking spaces** may be designated for the exclusive use of couriers and deliveries;
- (L) Despite 200.5.1.10(2), a maximum of 4 **parking spaces** may be obstructed on one side and have a minimum width of 2.60 metres;
- (M) Despite 200.5.1.10(2), a maximum of 4 **parking spaces** may have a minimum length of 5.35 metres;
- (N) The **parking spaces** required under (K) above may be provided within a **public parking** facility;
- (O) A minimum of 8 **parking spaces** provided under (K) above must be provided as accessible **parking spaces** and must:
  - (i) be located no more than 10 metres from a barrier-free passenger elevator that provides access to the first **storey** of the building, measured on a horizontal plane from the nearest point of the **parking space**;
  - (ii) in the case of an accessible **parking space** which is perpendicular to a **drive aisle**, have a minimum unobstructed width of 3.9 metres, a minimum length of 5.6 metres and a minimum vertical clearance of 2.1 metres; and
  - (iii) in the case of an accessible **parking space** which is parallel to a **drive aisle**, have a minimum unobstructed width of 3.9 metres, a minimum length of 6.7 metres and a minimum vertical clearance of 2.1 metres;
- (P) Despite 220.5.10.1, a minimum of two Type B **loading spaces** and two Type C **loading spaces** must be provided and maintained;
- (Q) Despite 230.5.10.1(1), a minimum of 90 short-term **bicycle parking spaces** and a minimum of 83 long-term **bicycle parking spaces** must be provided and maintained;
- (R) Despite 230.5.10.1(10), short-term **bicycle parking spaces** and long-term **bicycle parking spaces** may be located in a **stacked bicycle parking space**.
- (S) Despite 230.5.1.10(7)(C), a minimum of 1 shower and change facility must be provided for each gender; and
- (T) Despite any existing or future severance, partition or division of the lot as shown on Diagram 1 of By-law 1475-2017, the provisions of this by-law 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: 1475-2017 ]

(16) Exception CRE 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) On 93 and 95 Berkeley Street, and 112, 114, 116, 118, 120, 122 and 124 Parliament Street, if the requirements of Section and Schedule 'A' of By-law 1430-2017 are complied with, none of the provisions of 50.5.40.10(1), 50.5.40.10(6), 50.10.40.10(1), 50.10.40.10(2)(B), 50.10.40.10(2)(C), 50.10.40.10(2)(D), 50.10.40.30(1), 50.10.40.50(1), 50.10.40.70(1), 50.10.90.40(1)(A), 200.5.10.1(1), 220.5.10.1(5), and 900.12.10(23) apply to prevent the erection or use of a **building, structure**, addition or enlargement if the **building** or **structure** complies with the following;
- (B) The maximum **gross floor area** is 20,680 square metres, of which:
- (i) A maximum of 19,630 square metres of **gross floor area** may be used for residential uses; and
  - (ii) A maximum of 1,050 square metres of **gross floor area** may be used for non-residential uses, of which a minimum of 820 square metres of **gross floor area** must be for office uses;
- (C) The whole of the **building** or **structure** must be located within the areas delineated by heavy lines shown on Diagram 2 of By-law 1430-2017;
- (D) The height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 82.11 metres, and must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 1430-2017;
- (E) The number of **storeys** in a **building** must not exceed the number following the symbol ST on Diagram 2 of By-law 1430-2017;
- (F) Despite subsections (C) and (D) of this By-law, the following **building** elements and **structures** are permitted to project horizontally beyond the heavy lines and **building** envelopes other than a **lot** line, specified on Diagram 2 of By-law 1430-2017, subject to the following limitations:
- (i) Eaves, cornices, window sills, landscape features, wheelchair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards – no limitations;
  - (ii) Awnings, canopies – a maximum of 3.0 metres beyond the exterior of the wall to which such awnings and canopies are attached;
  - (iii) Balconies – a maximum of 1.5 metres beyond the heavy lines shown on Diagram 2; and
  - (iv) Ornamental elements, architectural elements – a maximum of 1.6 metres beyond the heavy lines shown on Diagram 2;
  - (v) Ornamental elements, architectural elements – a maximum of 1.6 metres beyond the heavy lines shown on Diagram 2;
- (G) Despite subsections (C) and (D) of this By-law, the following **building** elements and **structures** are permitted to extend vertically above the maximum heights and **building** envelopes specified on Diagram 2 of By-law 1430-2017, subject to the following limitations:
- (i) Elements associated with a **green roof** – a maximum vertical projection of 0.5 metres above the heights shown on Diagram 2;
  - (ii) Railings – a maximum vertical projection of 1.2 metres above the heights shown on Diagram 2;
  - (iii) Fences, privacy screens – a maximum vertical projection of 2.5 metres above the heights shown on Diagram 2;
  - (iv) Vents, stacks, chimneys – a maximum vertical projection of 3.5 metres above the heights shown on Diagram 2;
  - (v) Parapets – a maximum vertical projection of 1.0 metres above the heights shown on Diagram 2; and
  - (vi) **Structures** used for outside or open air recreation, safety or wind protection purposes. Said **structures** shall not enclose space so as to constitute a form of penthouse or other room or rooms – a maximum vertical projection of 3.0 metres above the heights shown on Diagram 2;
- (H) A minimum 990 square metres of **amenity space** must be provided and maintained on the **lot** with the following standards:
- (i) 2.30 square metres of indoor **amenity space** for each **dwelling unit**;
  - (ii) 1.25 square metres of outdoor **amenity space** for each **dwelling unit** of which at least 40.0 square metres is to be provided in a location adjoining or directly accessible from the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor **amenity space** may be provided as a **green roof**;



- (I) **Parking spaces** for residents on the **lot** must be provided and maintained in accordance with the following minimum standards:
- (i) 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) 0.8 **parking spaces** for each two bedroom **dwelling unit**; and
  - (iv) 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
- (J) **Parking spaces** for residents on the **lot** may be reduced at a rate of 4 **parking spaces** for each *car-share parking space* provided on the **lot**, provided the maximum permitted reduction is calculated using the following formula:  $4 \times (\text{total number of dwelling units} \div 60)$ , rounded down to the nearest whole number;
- (K) In addition to subsection (J) of By-law 1430-2017, **parking spaces** for residents on the **lot** may be reduced at a rate of 1 **parking space** for each 5 **bicycle parking spaces** provided in excess of the minimum number of required **bicycle parking spaces** for the **lot** based on the standards contained in By-law 569-2013, provided the reduction is not greater than 20 percent of the total minimum **parking spaces** required in subsection (I) of By-law 1430-2017;
- (L) A minimum of 3 car-share **parking spaces** must be provided on the **lot**;
- (M) A minimum of 30 **parking spaces** for visitors to the **dwelling units**, and visitors and occupants of the non-residential uses must be provided and maintained on the **lot**, which may include car-share parking spaces;
- (N) A minimum of one Type "G" **loading space** must be provided and maintained on the **lot**, and **vehicle** access to the **loading space** may be given from a **street**;
- (O) Despite regulation 200.5.1.10(12)(B), the **vehicle** entrance or exit for a one-way **driveway** into or out of the **building** must have a minimum width of 3.3 metres;
- (P) A temporary sales presentation centre may be permitted on the **lot**, and none of the other provisions of By-law 1430-2017 apply to such use;
- (Q) Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of By-law 1430-2017 applies as if no severance, partition or division occurred; and
- (R) For the purposes of this exception, the terms set forth in bold type have the same meaning as in By-law 569-2013 as amended, except that the following terms also apply:
- (i) "owner" means the registered owner of the **lot**;
  - (ii) "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**;
  - (iii) "car-share **parking space**" means a **parking space** used exclusively for the parking of a *car-share motor vehicle*; and
  - (iv) "temporary sales presentation centre" shall mean an office, showroom or sales trailer used exclusively for the initial sale and/or initial leasing of **dwelling units** or non-residential units to be erected on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1430-2017 ]

(17) Exception CRE 17

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 the lands municipally known as 19 Duncan Street and 219-223 Adelaide Street West, shown as CRE (x17) on Diagram 2 to By-law 171-2018(OMB), if the requirements of By-law 171-2018 (OMB) are complied with, none of the provisions of Regulations 50.10.20.100(5), 50.10.40.30(1), 50.10.40.31(2), 50.10.90.40.(1) and (3), 200.5.1.10(12)(C), 200.15, 600.10, and 900.12.10(74), apply to prevent the erection or use of **buildings** or **structures** permitted in By-law 171-2018(OMB);
- (B) In addition to the uses permitted by Regulation 50.10.20.10(1) and 50.10.20.20(1), **public parking** located below finished ground, car-share parking spaces, and shared bicycle parking are permitted;



- (C) The total **gross floor area**, calculated in accordance with the provisions of 50.5.40.40, of all **buildings** and **structures**, excluding the gross floor area associated with **public parking** located below finished ground, must not exceed 45,000 square metres provided that:
- (i) Exclusive of any **gross floor area** associated with a **hotel** use as described in subsection (ii) below, **buildings** and **structures** or portions thereof must be occupied by a minimum non-residential **gross floor area** of 14,750.0 square metres, of which a minimum **gross floor area** of 12,500.0 square metres shall be for office uses; and
  - (ii) **Hotel** suites and/or **hotel** rooms are permitted provided:
    - (a) The total number of such **hotel** suites and **hotel** rooms does not exceed 40; and
    - (b) The non-residential **gross floor area** used for **hotel** purposes must be located only commencing at or above a height of 41.0 metres above finished ground, save and except that such height restriction shall not apply to the associated **hotel** reception space;
- (D) At least ten percent (10 Percent) of the total number of **dwelling units** must be three-bedroom **dwelling units**;
- (E) At least twenty percent (20 Percent) of the total number of **dwelling units** must be two-bedroom **dwelling units**;
- (F) Despite all of regulations 5.10.40.70(1) and (2), 50.10.40.60, 50.10.40.70(1), (4) and 5(A), 50.10.40.71, and 50.10.40.80(3) no portion of any **building** or **structure** above finished ground is located other than wholly within the areas delineated by heavy lines on Diagrams 3a, 3b and 3c attached to By-law 171-2018(OMB) with the exception of the following:
- (i) Public art, landscape features, wheel chair ramps, light fixtures, stairs and stair enclosures, guardrails, bollards, awnings, canopies, railings, fences, vents, shafts, stacks, chimneys, satellite dishes, retaining walls, underground garage ramp and its associated structures, and window washing equipment;
  - (ii) Eaves, cornices, window sills to a maximum projection of 0.3 metres beyond the heavy lines;
  - (iii) Architectural fins that project a maximum of 0.5 metres beyond the main wall of the building;
  - (iv) Balconies that project a maximum distance of 2.0 metres beyond the heavy lines shown on Diagram 3a, provided such balconies do not project over the portion of the **building** identified as "Existing Heritage Building" as shown on Diagram 3a; and
  - (v) The erection or use of the **structures**, elements and enclosures permitted by regulation G below;
- (G) Despite all of regulations 50.5.40.10, and 50.10.40.10, the height of any **building** or **structure**, as measured from the Canadian Geodetic Datum elevation of 87.1 metres to the highest point of the **building** or **structure**, must not exceed the height in metres specified by the numbers following the symbol HT on Diagrams 3a, 3b and 3c of By-law 171-2018(OMB), except for:
- (i) The erection or use of the **structures**, elements and enclosures permitted by regulation F above;
  - (ii) Parapets provided the maximum height of such elements is no higher than 0.5 metres above the 179.5 metre height limit specified on Diagram 3a of By-law 171-2018(OMB);
  - (iii) Privacy screens provided the maximum height of such elements is no higher than 3.0 metres above the height limits specified on Diagram 3a of By-law 171-2018(OMB);
  - (iv) Structures used for outside or open air recreation, safety or wind protection purposes, provided the height of such elements is no higher than 3.4 metres above the height limits specified on Diagram 3a of By-law 171-2018(OMB);
  - (v) Elements associated with a green roof, provided the height of such elements is no higher than 3.0 metres above the height limits specified on Diagram 3 of By-law 171-2018(OMB); and
  - (vi) Notwithstanding any provision of regulation F. above, or regulation G.(1), (3), (4) and (5), no permitted projections shall exceed a height of 179.5 metres;
- (H) Despite any other provision of this By-law, that portion of the **building** or **structure** located above a height of 179.5 metres and identified as "Top of Elevator Room" on Diagram 3a of By-law 171-2018(OMB), must not exceed a height of 186.5 metres and must only be used for elevator overruns



- and associated machine rooms for such elevator overruns, service rooms, and emergency exiting stairs, and all such elements must in total not exceed a horizontal footprint area of 123 square metres;
- (I) Despite any other provision of this By-law, that portion of the **building** subject to a height limit of 170.0 metres as shown with a solid black line on Diagram 3c and identified as "Top H = 170.0 metres" is only permitted provided no such portion of the **building** is located below 162.0 metres above finished ground;
- (J) Despite any other provision of this By-law to the contrary, the exterior main wall of the level of the **building** located immediately above the portion of the **building** identified as "Existing Heritage Building" on Diagram 3a between a height of 22.2 metres above finished ground and 27.3 metres must be setback in accordance with the solid black line shown on Diagram 3b, and for the purposes of this subsection,  
"Existing Heritage Building" means the heritage building existing on the lands on the date of the passing of this By-law, as shown on Map 3a, including as may be altered provide such alteration is in accordance with a Heritage Easement Agreement entered into between the City and the owner pursuant to Section 37 of the Ontario Heritage Act and registered to the satisfaction of the City;
- (K) Despite regulation 50.10.40.50 amenity space must be provided on the lands for the use of residents of the **building** in accordance with the following:
- (i) A minimum of 1.5 square metres of indoor amenity space per dwelling unit must be provided in a room or rooms, one of which shall contain a kitchen and a washroom;
  - (ii) Up to a maximum 40 percent of the indoor **amenity space** required in subsection (A) above may be located within the **premises** of a non-residential use or uses within the building, on or below finished ground level only, except for **premises** exclusively used as an **eating establishment** or **retail store**, and such portion of the indoor residential **amenity space**, may also be accessible to office users, visitors, guests, and patrons of the building;
  - (iii) A minimum of 1.5 square metres of outdoor **amenity space** per **dwelling unit** must be provided per **dwelling unit** of which a minimum of 40 square metres must be provided in a location directly accessible from an area containing indoor **amenity space**; and
  - (iv) Up to a maximum of 65 percent of the outdoor **amenity space** required in subsection (C) above may be located within the premises of a non-residential use or uses within the building, and such portion of the outdoor residential **amenity space** may also be accessible to office users, visitors, guests, and patrons of the building;
- (L) Despite the definition of **amenity space** in regulation 800.50(15), **amenity space** must be available for use by occupants of a building for recreational or social activities and may also be available to guests and visitors of a **building**;
- (M) Despite all of regulations 50.5.80.1 and 200.5.10, **parking spaces** shall be provided and maintained in accordance with the following minimum requirements:
- (i) 0.1 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.15 **parking spaces** for each one-bedroom **dwelling unit**; and
  - (iii) 0.35 **parking spaces** for each two or more bedroom **dwelling unit**;
- (N) **Parking spaces** for all other uses on the lands shall be provided at least in accordance with the minimum requirements in the following table: (See item (N) of By-law 171-2018(OMB)).
- (O) The minimum number of **parking spaces** as required in the table above is determined as follows:
- (i) For each of the morning, afternoon and evening parking periods identified in the table above, the minimum number of **parking spaces** required for each use, is calculated using the respective **parking space** rate and occupancy rate;
  - (ii) The minimum number of **parking spaces** required for each parking period is the total of the **parking spaces** required for all uses during that parking period; and
  - (iii) The minimum number of **parking spaces** required is equal to the largest number of **parking spaces** required for any parking period;
- (P) Despite subsection (O) above, **parking spaces** are not required for non-residential uses located in a portion of the **building** the floor level of which is located at or below 2.5 metres above ground level;
- (Q) The **parking spaces** required pursuant to subsections (M) above may be provided on a non-exclusive basis on Level P2 and/or below in an underground parking garage, and may be provided in a **public parking** use that may or may not be **ancillary** to a permitted use on the lands;



- (R) Despite regulation 200.15 or any other provision of By-law 569-2013, as amended from time to time, a minimum of six (6) parking spaces on the lands must be provided as accessible parking spaces as follows:
- (i) Each **accessible parking space** must have the following minimum dimensions:
    - (a) Length of 5.6 metres;
    - (b) Width of 3.9 metres; and
    - (c) Vertical clearance of 2.1 metres;
  - (ii) An accessible barrier free aisle or path is not required along the length of an **accessible parking space**; and
  - (iii) An **accessible parking space** must be located within 15.0 metres of an entrance to an elevator lobby with one or more passenger elevator(s) that provide access to the first **storey** of the **building**;
- (S) Parking **spaces** must be provided and maintained in accordance with the requirements of regulation 200.5.1.10 of By-law 569-2013, as amended, with the exception of the following:
- (i) That up to a maximum of thirteen (13) obstructed parking spaces may be provided with a minimum width of 2.6 metres notwithstanding the requirements of 200.5.1.10(2)(A)(iv); and
  - (ii) That up to a maximum of nineteen (19) obstructed **parking spaces** may be provided with a minimum width of 2.6 metres and a minimum length of 5.3 metres notwithstanding the requirements of 200.5.1.10(2)(A)(i) and (iv);
- (T) Car-share parking spaces are permitted, and for the purpose of this subsection:
- "Car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
- A "car-share parking space" means a parking space exclusively reserved and signed for a car used only for car-share purposes;
- (U) Despite regulation 220.5.10 a minimum of one **loading space** – type G, and two **loading spaces** – type C must be provided and maintained on the lands in accordance with the requirements of 220.5.1.10(8) and 220.5.20.1;
- (V) Despite regulation 230.5.1.10(9), where located within a **building bicycle parking spaces** must be located below ground;
- (W) Despite regulations 230.5.1.10(10) and 230.50.1.20(1) "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (X) A maximum of twelve (12) bicycle-share parking spaces are permitted, and for the purpose of this subsection, bicycle-share parking spaces means:
- "bicycle-share" means the practice whereby a number of people share the use of one or more bicycles that are owned by a profit or non-profit bicycle-sharing organization and such bicycle-share bicycles are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
- a "bicycle-share parking space" means a parking space exclusively reserved and signed for a bicycle used only for bicycle-share purposes;
- (Y) Despite any existing or future severance, partition, or division of the lands shown as CRE (x17) on Diagram 2 of By-law 171-2018(OMB), 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: 171-2018 (OMB) ]

(18) Exception CRE 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) On 502 Adelaide Street West and 119-123 Portland Street, if the requirements in By-law 1189-2019 are complied with, then a **building** or **structure** may be constructed in compliance with (B) to (R) below;
- (B) Despite Regulation 50.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 89.2 metres and the elevation of the highest point of the **building**;
- (C) Despite Regulation 50.10.40.10(1) the height of any **building** or **structure** on the lands must not exceed the maximum height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law 1189-2019;
- (D) Despite subsection (C) and Regulation 50.5.40.10(3), (4), (5), (6) and (7) the only elements permitted to project vertically beyond the height limits specified on Diagram 3 of By-law 1189-2019 are the following:
- (i) eaves, cornices, parapets, guardrails, balcony guards, railings, or balustrades to a maximum of 1.5 metres;
  - (ii) balcony dividers to a maximum of 2.0 metres;
  - (iii) window washing equipment;
  - (iv) chimneys, vents ventilation shafts, lighting, lighting rods to a maximum of 1.5 metres;
  - (v) green roof elements and landscape features within "Area A" as shown on Diagram 3 of By-law 1189-2019 to a maximum of 1.5 metres; and
  - (vi) pergolas, awnings, and windscreens only within "Area A" as shown on Diagram 3 of By-law 1189-2019 to a maximum of 3.0 metres and must be set back a minimum of 2.5 metres from the building envelope of "Area A";
- (E) Despite Clause 50.10.40.70 the required minimum **building setbacks** are shown on Diagram 3 of By-law 1189-2019;
- (F) Despite subsection (E) and Regulation 50.10.40.70, 50.5.40.60(1) and 50.10.40.60, the following may encroach into the required minimum building setbacks in Diagram 3 of By-law 1189-2019:
- (i) eaves, cornices, window frames or sills, light fixtures, railings, trellises, balustrades, vent caps, wheelchair ramps, outdoor fireplaces, and landscape features;
- (G) Regulation 50.10.40.80(3), with respect to distance between windows of **buildings** in King-Spadina does not apply;
- (H) The total combined **gross floor area** of all **buildings** and **structures**, must not exceed 9,800.0 square metres, of which:
- (i) the total **gross floor area** for uses listed in regulations 50.10.20.10 (1) (B) and 50.10.20.20 (1) (B) must not exceed 9,500.0 square metres;
  - (ii) the total **gross floor area** for uses listed in regulations 50.10.20.10 (1) (A) and 50.10.20.20 (1) (A) must not exceed 300.0 square metres; and
  - (iii) the uses listed in regulation 50.10.20.10 (1) (C) and 50.10.20.20 (1) (C) are not permitted;
- (I) Any applications under Section 34 and/or Section 45 of the Planning Act seeking further increases to the **gross floor area** so that the total combined **gross floor area** for the lands is greater than 10,000.0 square metres will be subject to a community benefit contribution as per Section 37 of the Planning Act;
- (J) A maximum of 123 **dwelling units** are permitted on the lands;
- (K) A minimum of 20 percent of all **dwelling units** provided on the lands must have 3-bedrooms;
- (L) Despite regulation 50.10.40.50(1), **amenity space** must be provided at a minimum rate of 4.0 square metres of indoor and outdoor **amenity space** in total per **dwelling unit**, of which:
- (i) a minimum of 200 square metres of outdoor **amenity space** must be provided and located either adjoining or directly accessible to the indoor **amenity space**, which may include outdoor **amenity space** located one level above the indoor **amenity space** that is directly accessible by a stairwell and elevator;
- (M) Despite the parking rates in Table 200.5.10.1 and Regulation 200.5.10.1 (1)(2)(7) **parking spaces** on the lands must be provided as follows:
- (i) a minimum of 24 **parking spaces** for residents;



- (ii) a minimum of 8 **parking spaces** for visitors; and
- (iii) no **parking spaces** are required for the non-residential uses;
- (N) Despite regulation 200.5.1.10(2) a **parking space**, with or without a fixed object within 0.3 metres of the side of the **parking space**, 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;
- (O) Despite regulation 220.5.10 one Type "G" **loading space** must be provided on the lands;
- (P) Despite regulation 200.5.10.1(1) and (5) **bicycle parking spaces** for all **dwelling units** must be provided and maintained on the lands in accordance with the following:
  - (i) a minimum of 0.9 long-term **bicycle parking spaces** must be provided within first **storey** or the first level of the **building** below-ground for every **dwelling unit** on the lands; and
  - (ii) a minimum of 0.1 short-term **bicycle parking spaces** must be provided within first **storey** or the first level of the **building** below-ground for every **dwelling unit** on the lands;
- (Q) Section 600.10, with respect to tall building regulations in the Downtown does not apply;
- (R) Despite regulation 50.5.40.40(3) the **gross floor area** of a **mixed use building** is also reduced by the area in the **building** used for:
  - (i) a room or enclosed area, including its enclosing walls within the **building** or **structure** above or below-ground that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that serves the **building**; and
  - (ii) exit stairs in the **building** or **structure**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86. [ By-law: 1189-2019 ]

(19) Exception CRE 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 495-517 Wellington Street West and 510-532 Front Street West, if the requirements of Section 5 and Schedule A of By-law 593-2019, are complied with, regulation 50.10.40.10(1) does not apply to prevent the erection or use of **buildings** or **structures** permitted in compliance with (B) to (M) below;
- (B) Despite regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 84.50 metres, and the highest point of the **building** or **structure**;
- (C) Despite regulations 50.5.40.10(1), (2) and (4) and 50.10.40.10(3) no portion of any **building** or **structure**, is to have a height greater than the height in metres specified by the number following the HT symbol as shown on Diagram 3 attached to and forming part of By-law 593-2019, except that:
  - (i) Excluding, parapets, screens, stairs, roof drainage, window washing equipment, mechanical equipment and screening thereof, lightning rods, architectural features, **landscaping** and elements of a **green roof**, which shall be in accordance with regulation 50.5.40.10(4) and (5); and
  - (ii) No projections above the height in metres specified by the number following the HT symbol as shown on Diagram 3 are permitted in the hashed areas shown as 'No Projection Zone' on Diagram 3;
- (D) Despite regulations 50.10.40.70(1), (2), (4) and (5), 50.10.40.1(1), 50.5.40.10(5), 50.5.40.60(1) and 50.10.40.60(2) all portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 4 attached to and forming part of By-law 593-2019, except that cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, trellises, terraces, eaves, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and



associated **structures** may extend beyond the heavy lines in accordance with regulations 50.10.40.60 shown on Diagram 4;

- (E) For each 10,000 square metres, or part thereof, of **gross floor area** of any **buildings** on the **lot**, with the exception of the **existing heritage buildings** as identified on Diagram 4 attached to and forming part of By-law 593-2019, a minimum of 9000 square metres of office **gross floor area** must be provided up to a minimum of 38,000 square metres of total office use **gross floor area** for the **lot**;
- (F) The **pedestrian easement space** and **privately-owned publically-accessible spaces** provided on the ground floor must have a minimum unobstructed height above grade specified by the numbers following the symbol HT, shown on Diagram 4 of By-law 593-2019, with the exception of: structural elements, architectural features; public art elements; window washing equipment; light fixtures; sprinkler heads and signage and where no minimum clear height is specified, the pedestrian easement space and publically accessible space is to be unobstructed and open to the sky;
- (G) Despite regulation 200.5.1.10(2), up to a maximum of 30 **parking spaces**, up to but not in excess of the maximum permitted **parking spaces** on the **lot**, may have the following minimum dimensions: 2.4 metres width, 5.6 metres length and 2.0 metres height. All other **parking spaces** required by regulation 200.5.10.1 shall be in accordance with regulation 200.5.1.10(2);
- (H) Despite regulations 230.5.1.10(9), 230.5.10.1, Table 230.5.10.1(1) and 230.40.1.20(2) a minimum of 211 **bicycle parking spaces** allocated for commercial uses and all visitors must be provided and maintained on the **lot**, and may be provided below grade;
- (I) **Bicycle parking spaces** may be provided as **stacked bicycle parking spaces**, or as vertical **bicycle parking spaces**;
- (J) Despite regulation 220.5.10.1 and 220.5.1(2) two **loading spaces** – type B, and three (3) **loading spaces** – type C, must be provided and maintained on the **lot**;
- (K) Section 600.10 Building Setback Overlay District Map, does not apply;
- (L) No less than two (2) privately-owned publicly-accessible open spaces (POPS) with a combined minimum area of 405 square metres must be provided on the ground level within the hatched area shown on Diagram 5 attached to and forming part of this By-law; and
- (M) Prevailing By-law Section 12(2)260 of former City of Toronto By-law 438-86 does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) 12(2)270 of former City of Toronto By-law 438-86. [ By-law: 593-2019 ]

(21) Exception CRE (x21)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 8-30 Widmer Street, if the requirements of Section 5 and Schedule A of By-law 75-2019(LPAT) are complied with, none of the provisions of 50.10.40.1(2) and (4), 50.10.40.80(1), 150.5.20.1(1) (A)-(D), (2) and (6), 600.10, apply to prevent the erection or use of **buildings** or **structures** on the lands if in compliance with regulations (B) to (R);
- (B) In addition to the uses permitted by Regulations 50.10.20.10(1) and 50.10.20.20(1), the following uses are also permitted:
  - (i) One (1) **home occupation** is permitted within each of the six (6) existing heritage **townhouse dwelling units** identified as "existing heritage townhouse dwelling unit" on Diagram 3 of By-law 75-2019(LPAT); and
  - (ii) **Public parking** is permitted within the below grade **parking garage**;
- (C) The total **gross floor area** of **buildings** and **structures** must not exceed a maximum of 62,000 square metres, of which:
  - (i) **Buildings** and **structures** or portions thereof, occupied by residential uses must not exceed a **gross floor area** of 45,500 square metres, including the **gross floor area** of the existing heritage **townhouse dwelling units**, identified as "existing heritage townhouse dwelling unit" on Diagram 3 of By-law 75-2019(LPAT); and
  - (ii) **Buildings** and **structures** or portions thereof, occupied by **non-residential** uses must not exceed a **gross floor area** of 16,500 square metres, which excludes the **gross floor area** associated with the **public parking** use;



- (D) The maximum number of **dwelling units** is 665 and is allocated as follows:
- (i) A maximum of 225 **dwelling units** in Tower 1, identified as Tower 1 on Diagram 3 of By-law 75-2019(LPAT);
  - (ii) A maximum of 434 **dwelling units** in Tower 2 identified as Tower 2 on Diagram 3 of By-law 75-2019(LPAT); and
  - (iii) A maximum of one **dwelling unit** in each of the existing heritage **townhouses**, identified as "existing heritage townhouse dwelling unit" on Diagram 3 of By-law 75-2019(LPAT);
- (E) Despite regulations (D) above and (L) below, a guest suite is not a **dwelling unit** for the purposes of determining the total number of permitted **dwelling units** and the calculation of **amenity space**;
- (F) At least ten percent (10 percent) of the total number of **dwelling units** in Tower 1, identified as Tower 1 on Diagram 3 of By-law 75-2019(LPAT), must have three (3) bedrooms;
- (G) At least fifteen percent (15 percent) of the total number of **dwelling units** in Tower 2, identified as Tower 2 on Diagram 3 of By-law 75-2019(LPAT), must have three (3) bedrooms;
- (H) At least forty percent (40 percent) of the total number of **dwelling units** in Tower 2, identified as Tower 2 on Diagram 3 of By-law 75-2019(LPAT), must have two (2) bedrooms;
- (I) Despite all of regulations 50.10.40.60, 50.5.40.70(1)(A), 50.10.40.70 and 50.10.40.80(3) no portion of any **building** or **structure** above finished ground is located other than wholly within the areas delineated by heavy lines on Diagram 3 By-law 75-2019(LPAT) with the exception of the following:
- (i) Lighting fixtures, cornices, sills, eaves, canopies, parapets, and window washing equipment attached to a **building** or **structure** may project a maximum distance of 3.0 metres beyond the heavy lines shown on Diagram 3;
  - (ii) Lighting fixtures, railings, privacy screens, balustrades, bollards, stairs and related enclosures, safety railings, wind mitigation elements, trellises, guards, guardrails, wheel chair ramps, air intakes and vents, ventilating equipment, bike share facilities, ornamental or architectural features, including planters, green energy and renewable energy elements, and art installations may be located at ground level beyond the heavy lines shown on Diagram 3, in accordance with the height limits set out in Section (J) of this exception;
  - (iii) Balconies on the north **main wall** of Tower 1, identified as Tower 1 on Diagram 3 of By-law 75-2019(LPAT), may project a maximum distance of 1.8 metres beyond the heavy lines shown on Diagram 3;
  - (iv) Balconies on the south **main wall** of Tower 2, identified as Tower 2 on Diagram 3 of By-law 75-2019(LPAT), may project a maximum distance of 1.8 metres beyond the heavy lines shown on Diagram 3;
  - (v) Architectural fins on the podium portions of Tower 1 and Tower 2 identified as Tower 1 and Tower 2 on Diagram 3 of By-law 75-2019(LPAT), which are vertical, ornamental elements that are attached to and project from the **main walls** of the **buildings** and have a maximum width of 0.50 metres, may project a maximum of 0.3 metres beyond the heavy lines, including the dashed line fronting Adelaide Street East at the Ground Level, shown on Diagram 3; and
  - (vi) **Structures**, elements and enclosures permitted by regulation (J) below;
- (J) Despite all of regulations 50.5.40.10 and 50.10.40.10(1) and (3), the height of each portion of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum elevation of 87.15 metres and the highest point of the **building** or **structure** and must not exceed the height in metres as specified by the numbers following the symbol H as shown on Diagram 3 of By-law 75-2019(LPAT) except for the following projections:
- (i) **Structures**, elements and enclosures permitted by regulation (I) above;
  - (ii) Parapets provided the maximum height of such elements are no higher than 1.5 metres above the portion of the building to which they are attached;
  - (iii) Canopies provided the maximum height of such elements is no higher than 4.0 metres above ground level;
  - (iv) Window washing equipment provided the maximum height of such elements is no higher than 2.5 metres above the portion of the building to it is attached;
  - (v) **Structures** used for outdoor **amenity space** or open air recreation, wind screens, privacy screens or vestibules providing access to outdoor amenity space provided the maximum height of such elements is no higher than 1.8 metres above the height limits specified on Diagram 3;



- (vi) **Structures** on any roof used for maintenance, safety, or green roof purposes, chimneys, vents, stacks, shafts, mechanical fans, elevators, elevator machine rooms, and related structural elements, or associated with green energy and renewable energy facilities provided the maximum height of such elements is no higher than 2.5 metres above the height limits specified on Diagram 3;
  - (vii) **Structures** at ground level, including bollards, guards, guardrails, wheel chair ramps, green energy and renewable energy facilities, air intakes and vents, and ventilating equipment provided the maximum height of such elements is no higher than 1.2 metres above ground level;
  - (viii) **Structures** at ground level, including railings, privacy screens, balustrades, stairs and related enclosures, fences, bike share facilities, and safety railings, provided the maximum height of such elements is no higher than 2.0 metres above ground level;
  - (ix) **Structures** at ground level, including lighting fixtures, ornamental or architectural features, wind mitigation elements, trellises, landscape features, including planters, and art installations provided the maximum height of such elements is no higher than 4.0 metres above ground level; and
  - (x) On the podium portions of Tower 1 and Tower 2, as identified as Tower 1 and Tower 2 on Diagram 3 of By-law 75-2019(LPAT), architectural fins, which are vertical, ornamental elements that are attached to and project from the **main walls** of the **buildings**, and have a maximum width of 0.50 metres, are permitted if the top of the architectural fin is no higher than 1.5 metres above that portion of the **building** to which it is attached;
- (K) Despite regulation 50.10.40.50, **amenity space** must be provided in accordance with the following:
- (i) A minimum of 1.00 square metres per **dwelling unit** of indoor **amenity space** must be provided in a multi-purpose room or rooms that collectively contain a kitchen and a washroom; and
  - (ii) A minimum of 1.00 square metres per **dwelling unit** of outdoor **amenity space** shall be provided of which at least 40 square metres of outdoor **amenity space** must be provided in a location directly accessible from an area containing indoor **amenity space**, and of which up to 25 percent may be **green roof** area;
- (L) Despite regulations 200.5.10.1(1) and (5), **parking spaces** must be provided in accordance with the following:
- (i) 0.17 **parking spaces** for each **dwelling unit** for residents;
  - (ii) 0.06 **parking spaces** for each **dwelling unit** for residential visitors; and
  - (iii) A minimum of 18 **parking spaces** must be provided and maintained for the **hotel**, of which at least one (1) such **parking space** must be designated only for use by a taxi;
- (M) Despite regulation (M) above, **parking spaces** are not required to be provided for the six (6) existing heritage **townhouse dwelling units** identified as "existing heritage townhouse dwelling unit" on Diagram 3 of By-law 75-2019(LPAT);
- (N) Despite regulation 50.5.80.1, the **parking spaces** required by regulation 0(ii) and (iii) above, may be provided within a **public parking** use on the lands;
- (O) Despite regulation 200.5.1.10(2), a maximum of 10 percent of the total number of **parking spaces** provided and maintained in a **parking garage** may have the following dimensions, with or without a fixed object or obstruction within 0.30 metres of the side of the **parking space**:
- (i) Length: 5.4 metres;
  - (ii) Width: 2.4 metres; and
  - (iii) Height: 1.80 metres;
- (P) Despite regulation 200.15.1(4), an accessible **parking space** must be located within 17.0 metres of an entrance to an elevator lobby with one or more passenger elevator(s) that provide access to the first **storey** of the **building**;
- (Q) Despite clause 220.5.10.1, **loading spaces** must be provided and maintained on the lands as follows:
- (i) One (1) type "G" **loading space**;
  - (ii) One (1) type "B" **loading space**; and



(iii) One (1) type "C" **loading space**; and

(R) Despite any existing or future severance, partition, or division of the lands shown as CRE (x21) on Diagram 3 of By-law 75-2019(LPAT), 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: 75-2019(LPAT) ]

(22) Exception CRE 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 the lands municipally known as 543-553 Richmond Street West, if the requirements of Section 5 and Schedule A of By-law 1615-2019(LPAT) are complied with, none of the provisions of regulations 50.10.40.30(1), 50.10.40.80 (1) to (3), 50.10.90.40.(1), 200.15.1.5(1), 600.10 and 600.10.10 apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in compliance with the following:
- (B) Despite regulation 50.5.40.40, the total **gross floor area** of all buildings and structures on the lot must not exceed 37, 500 square metres and:
  - (i) the residential **gross floor area** must not exceed 35,750 square metres; and
  - (ii) the non-residential **gross floor area** must not exceed 1,750 square metres;
- (C) The maximum number of **dwelling units** is 485;
- (D) Height is measured from the Canadian Geodetic Datum elevation of 90.42 metres;
- (E) A minimum of 10 percent of the dwelling units must be 3-bedroom units;
- (F) Despite regulation 50.10.40.10(1), no portion of a **building** or **structure** on the **lot** may have a height greater than the height limits specified by the numbers in metres following the symbol H on Diagram 3 of By-law 1615-2019(LPAT);
- (G) Despite regulation 50.5.40.10 and (F) above, the following elements of a **building** may exceed the maximum permitted height as follows:
  - (i) 2.0 metres for parapets, terrace or balcony guardrails, balustrades, dividers or railings, trellises, privacy screens, roof access hatch, window washing equipment, lightning rods, garbage chute overruns, elements of a **green roof**, light fixtures, **structures** located on the roof used for outside or open air recreation, safety or wind protection purposes;
  - (ii) 0.5 metres above the height of the mechanical penthouse for elements of a roof assembly, elements of a **green roof** and parapets; and
  - (iii) 1.1 metres above the height of the mechanical penthouse for an elevator overrun;
- (H) Despite regulations 50.10.40.70(1) and 50.10.40.60, no portion of any **building** or **structure** erected above the Canadian Geodetic Datum elevation of 90.42 metres is located otherwise than wholly within the areas shown on Diagram 3 of By-law 1615-2019(LPAT);
- (I) Despite (H) above, the following elements of a **building** may encroach into a required **building setback** as follows to a maximum of:
  - (i) 0.5 metres for cornices, eaves, light fixtures, window sills, ventilation shafts, balustrades, railings, stair enclosures, stairs, planters, screens, underground garage ramp and associated structures, retaining walls, stairs and stair enclosures, wheel chair ramps and which may project to a maximum of 0.5 metres;
  - (ii) 2.0 metres for balconies and terraces; and
  - (iii) 3.0 metres for canopies;
- (J) Despite regulation 200.5.10.1, **parking spaces** for residential and non-residential uses on the **lot** must be provided and maintained in accordance with the following:
  - (i) a minimum of 0.36 **parking spaces** for each **dwelling unit** for residents;
  - (ii) a minimum of 0.08 **parking spaces** for each **dwelling unit** for residential visitors; and
  - (iii) no **parking spaces** are required for non-residential uses;



- (K) Despite regulation 200.15.10, a minimum of 8 **accessible parking spaces** must be provided;
- (L) Despite regulation 230.5.10.1, all indoor **bicycle parking spaces** must be limited to the ground floor and P1 level of the **building**;
- (M) Despite regulation 230.5.1.10(4)(C), **staked bicycle parking spaces** staked horizontally must have the following minimum dimensions:
  - (i) a minimum width of 0.6 metres;
  - (ii) a minimum length of 1.8 metres; and
  - (iii) a minimum vertical clearance of 1.2 metres;
- (N) Despite regulation 220.5.10.1, a minimum of one Type "G" **loading space**, one Type "B" **loading space**, and one Type "C" **loading space** must be provided and maintained on the **lot**;
- (O) Despite any existing or future severance, partition, or division of the **lot**, shown on Diagram 2 of By-law 1615-2019(LPAT), the provisions of this By-law applies to the whole **lot** as if no severance, partition or division occurred;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1615-2019(LPAT) ]

(23) Exception CRE 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, no **building** or **structure** is exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley St.; and [TO: 438-86; 12 (2) 94];
- (B) On the lands, **personal service shop, financial institution**, post office, **service shop**, clinic, **day nursery, sports place of assembly** are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97];

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(24) Exception CRE 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) On 452-458 Richmond Street West, if the requirements of Clause 5 and Schedule A of By-law 1008-2020(LPAT) are complied with, clause 50.10.40.10 does not 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 Regulation 50.5.40.10(1), height is measured from the Canadian Geodetic Datum elevation of 90.95 metres and the elevation of the highest point of the **building**;
- (C) Despite Clause 50.5.40.10, no portion of any **building** or **structure** can exceed those heights in metres above ground as indicated by numbers following the letters HT on Diagram 3 of By-law 1008-2020(LPAT) excluding the following:
  - (i) awnings, **building** cornices, lighting fixtures, ornamental elements, lightning rods, trellises, eaves, window sills, guardrails, balustrades, railings, balconies, terraces, stairs, stair enclosures, wheel chair ramps, landscape and green roof elements, partitions dividing outdoor recreation areas, wind mitigation and public art elements, air intakes, vents and ventilating equipment, chimney stacks, exhaust flues and garbage chute overruns may be a maximum of 2.1 metres;
  - (ii) window washing equipment may exceed the maximum height by 3 metres;
  - (iii) parapets, roof finishes, roof assembly, landscape and **green roof** elements may exceed the maximum height by 1.2 metres; and
  - (iv) no balconies are permitted above a height of 39 metres within the area shown as Balcony Zone A on Diagram 3 of By-law 1008-2020(LPAT).



- (D) Despite Clauses 50.10.40.60, 50.10.40.70 and 50.10.40.80 no portion of any **building** or **structure** above-ground is located other than wholly within the areas delineated by heavy lines on Diagram 3 of By-law 1008-2020(LPAT) with exception of the following:
- (i) awnings, **building** cornices, window washing equipment, lighting fixtures, ornamental elements, parapets, roof finishes, roof assembly, trellises, eaves, window sills, terraces, stairs, stair enclosures, wheel chair ramps, partitions dividing outdoor recreation areas, wind mitigation, air intakes, vents and ventilating equipment and exhaust flues;
  - (ii) canopies may have a depth of 1.5 metres; and
  - (iii) guardrails, balustrades, railings, balconies may have a depth of 2.1 metres.
- (E) The permitted maximum **gross floor area** is 7,650 square metres, of which:
- (i) a maximum of 7,250 square metres of **gross floor area** is for residential uses; and
  - (ii) a maximum of 430 square metres of **gross floor area** is for non-residential uses.
- (F) Despite Regulation 50.10.40.50(1), **amenity space** must be provided in accordance with the following:
- (i) a minimum of 260 square metres of indoor **amenity space** must be located in a multi-purpose room or rooms, at least one of which contains a kitchen and a washroom and may include a guest suite; and
  - (ii) a minimum of 75 square metres of outdoor **amenity space**;
- (G) Despite Regulations 200.5.10.1(1) and (6), **parking spaces** must be provided in accordance with the following:
- (i) A minimum of two **parking spaces** for residents of the **mixed-use building**;
  - (ii) A minimum of one **parking space** to be used for car share must be provided; and
  - (iii) A minimum of one short-term delivery/service vehicle **parking space** must be provided.
- (H) Despite Clause 200.5.10.1, **parking spaces** are not required for non-residential uses or visitors to the residential uses.
- (I) Despite Section 200.15, accessible **parking spaces** are not required.
- (J) Despite Regulations 200.5.1.10(2)(B) (i), (ii) and (iii) and (D), the minimum dimensions of a **parking space**, except for a **parking space** used for car-share are:
- (i) Length 5.6 metres;
  - (ii) Height 2.0 metres; and
  - (iii) Width 2.6 metres.
- (K) Despite Regulations 200.5.1.10(2)(B) (i), (ii) and (iii) and (D), the minimum dimensions of a **parking space** used for car-share are:
- (i) Length 5.2 metres
  - (ii) Height 2.0 metres; and
  - (iii) Width 2.6 metres.
- (L) Despite Regulation 230.5.10.1(1) and 230.5.10.1(5), a minimum of 127 **bicycle parking spaces** must be provided in accordance with the following:
- (i) A minimum of 14 short-term **bicycle parking spaces** for visitors to the **dwelling units**;
  - (ii) A minimum of 113 long-term **bicycle parking spaces** for occupants of the **dwelling units** and may be located at grade or on the lower levels; and
  - (iii) Both long-term **bicycle parking spaces** and short-term **bicycle parking spaces** may be located in **stacked bicycle parking spaces**.
- (M) Despite Regulation 220.5.10.1, one Type C **loading space** is required.
- (N) Despite Regulation 230.5.10.20(1) a **bicycle parking space** for a **dwelling unit** may be located in a storage locker.
- (O) Section 600.10, with respect to tall building setbacks, does not apply.
- (P) Despite Regulation 230.5.1.10(9)(B)(iii), respecting the location of bicycle parking spaces for a dwelling unit, does not apply.



Prevailing By-laws and Prevailing Sections:

(A) Section 12(2)270 of former City of Toronto By-law 438-86 [ By-law: 1008-2020(LPAT) ]

(25) Exception CRE 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 lands known municipally as 489, 495, 499, 511, 519-529 and 539 King Street West if the requirements of Section (10) and Schedule (A) of By-law 366-2020(LPAT) are complied with, **buildings or structures** may be erected or constructed in compliance with regulation (B) to (T) below;
- (B) The **lot** comprises at least the land outlined by heavy lines on attached Diagram 1 of By-law 366-2020(LPAT);
- (C) In addition to the uses permitted by Regulation 50.10.20.10(1) and 50.10.20.20(1), **public parking** is permitted if it is entirely below ground;
- (D) On the portion of the **lot** shown in shaded on attached Diagram 6 of By-law 366-2020(LPAT), the following uses are permitted: **retail store**, stand-alone outdoor sales and display, **eating establishment** and **take-out eating establishment**;
- (E) The total permitted **gross floor area** of all **buildings and structures** is 60,000 square metres of which a maximum of 40,000 square metres may be used for residential uses calculated in accordance with the provisions of 50.5.40.40 (3), excluding the **gross floor area** associated with the **public parking** located below ground;
- (F) At least 20 percent of all **dwelling units** on the **lot** must have two or more bedrooms, and at least 10 percent of all **dwelling units** must have three or more bedroom;
- (G) Despite 50.5.40.10 (1) and (2), height is measured from the Canadian Geodetic Datum elevation of 87.18 metres to the highest point of the **building or structure**;
- (H) Despite 50.10.20.100(41) stand-alone outdoor sales and display is permitted;
- (I) Despite 50.10.40.10(1) no part of any **building or structure** on the **lot** may have a height greater than the height in metres specified by the number following the symbol HT measured to the top of each **storey** as identified in Diagrams 7-23 of By-law 366-2020(LPAT);
- (J) Despite (G) above and 50.5.40.10(3) to (7) the following elements of a **building** may exceed the maximum height as follows:
  - (i) cornices, parapets, lighting fixtures, ornamental elements, chimneys, vents, stacks, railings, stairs, stair enclosures, planters, elements or **structures** used for outside or open air recreation, safety or wind protection purposes, terrace and balcony railings and dividers, elements of a **green roof**, cooling towers and lightning rods to a maximum of 3.5 metres;
  - (ii) window washing equipment and **building** maintenance equipment to a maximum of 6.0 metres;
  - (iii) utility enclosure to a maximum of 3.0 metres; and
  - (iv) public art in accordance with the requirements of Section 10 and Schedule A of By-law 366-2020(LPAT).
- (K) Despite 50.10.40.30(1) with respect to **building depth**, does not apply;
- (L) Despite 50.10.40.70(1), (3), (4), (5) and 50.10.40.80(1), (2) (3), the minimum above ground **building setbacks** and minimum distance between external walls for each level of the **building** are as shown on Diagrams 7-23 of By-law 366-2020(LPAT).
- (M) Despite (L) above and 50.10.40.60 (1) to (8) the following may encroach into the required **building setbacks** shown on Diagrams 7-23 of By-law 366-2020(LPAT) as follows:
  - (i) awnings, canopies, ornamental elements, window sills, guardrails, balustrades, railings, stairs, stair enclosures, landscape features to a maximum of 1.5 metres;
  - (ii) utility enclosure; and
  - (iii) public art in accordance with the requirements of Section 10 and Schedule A of By-law 366-2020(LPAT).
- (N) Despite 50.10.40.50(1), **amenity space** must be provided on the **lot** as follows:



- (i) a minimum of 1.5 square metres of indoor **amenity space** for each **dwelling unit** must be provided in a room or rooms, one of which must contain a kitchen and at least one washroom; and
  - (ii) a minimum of 0.7 square metres of outdoor **amenity space** for each **dwelling unit**.
- (O) Despite 200.5.10.1 (1), **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.3 **parking spaces** for each **dwelling unit** must be provided for the exclusive use of residents;
  - (ii) no visitor **parking spaces** are required; and
  - (iii) a minimum of 1 **parking space** must be provided for every 300 square metres of non-residential **gross floor area** and may be provided as **public parking**.
- (P) Despite 200.5.1.10(2), a maximum of 40 **parking spaces** that are obstructed on one or two sides may have a minimum width of 2.6 metres;
- (Q) The parking requirement listed in (O)(i) may be reduced by four **parking spaces** for each car share parking space provided. The maximum reduction is calculated using the following formula:  $4 \times (\text{the total number of dwelling units divided by } 60)$  rounded down to the nearest whole number;
- (R) Despite 220.5.20.1(2), the maximum permitted slope of a ramp or **driveway** leading to a **loading space** is 12 percent, except that maximum permitted slope of the portion of a ramp or **driveway** within 6 metres of the limit of a street is 5 percent;
- (S) Despite 220.5.10(1), a minimum of one Type "G", **loading space**, three Type "B" **loading spaces** and two Type "C" **loading spaces** must be provided and maintained on the **lot**; and
- (T) Despite 230.5.1.10(10), a "long-term" or "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 366-2020(LPAT) ]

(26) Exception CRE 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) On the lands identified on Diagram 1 attached to By-law 96-2022, a **building, structure**, addition or enlargement may be constructed or used in compliance with (B) to (N) below;
- (B) For the purposes of this exception, the **lot** comprises the lands identified by heavy lines on Diagram 1 attached to By-law 96-2022;
- (C) Despite clause 50.5.40.40, the permitted maximum **gross floor area** is 21,850 square metres for non-residential uses and 0 square metres for residential uses;
- (D) In addition to the provisions of regulation 50.5.40.40(1), the floor area of the existing **building** known municipally as 96 Spadina Avenue is not included in the calculation of gross floor area;
- (E) Despite clause 50.10.40.70 and article 600.10.10, the required minimum **building setbacks** of a **building or structure** are shown in metres on Diagram 7 of By-law 96-2022;
- (F) Despite regulation 50.5.40.60(1), clause 50.10.40.60 and regulation (E) above the following **building** elements may encroach into a required **building setback**:
  - (i) Public art, landscape features, wheel chair ramps, light fixtures, stairs and stair enclosures, guardrails, bollards, awnings, canopies, railings, fences, vents, shafts, stacks, chimneys, satellite dishes, retaining walls, underground garage ramp and its associated structures, and window washing equipment;
  - (ii) Eaves, cornices, window sills, curtain wall mullions to a maximum projection of 0.5 metres beyond the heavy lines on Diagram 7 of By-law 96-2022;
  - (iii) balconies that project a maximum distance of 2.0 metres beyond the heavy lines shown on Diagram 7, provided such balconies do not project over the portions identified as "Existing Building" as shown on Diagram 7 of By-law 96-2022; and
  - (iv) The erection or use of the **structures**, elements and enclosures permitted by regulation (I) below.



- (G) Despite regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 88.52 metres to the highest point of the **building** or **structure**;
- (H) Despite clause 50.10.40.10, the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 7 of By-law 96-2022;
- (I) Despite regulations 50.5.40.10(3), (4), (5), (6) and (7), the following **building** elements may project above the permitted maximum height:
  - (i) **Structures**, elements and enclosures permitted by regulation (E) above; and
  - (ii) The erection or use of **structures** on any roof used for outdoor **amenity space**, maintenance, safety, wind protection purposes, **green roof** purposes, vestibules providing access to outdoor amenity or recreation space, parapets, structural masts, elevators and related structural elements, signage, cooling towers, mechanical and architectural screens, chimneys, vents, stacks, and mechanical fans, **structures** and elements associated with green energy and **renewable energy** facilities, provided such projections are limited to a maximum vertical projection of 5 metres above the permitted **building** heights shown on Diagram 7 of By-law 96-2022.
- (J) Despite regulations 50.5.80.10(1) and 200.5.1(2) and article 200.5.10, 83 **parking spaces** are required, which may be provided off-site within a **public parking** facility that is within 300 metres of the **lot**;
- (K) Despite article 220.5.10, a minimum of two Type "B" **loading spaces** and one Type "C" **loading space** must be provided and maintained on the **lot**;
- (L) Despite regulation 230.5.1.10(9) and article 230.5.10, **bicycle parking spaces** must be provided for office uses and **retail stores** as follows: 47 **bicycle parking spaces** allocated as "long term" **bicycle parking spaces** and 50 **bicycle parking spaces** allocated as "short term" **bicycle parking spaces**, subject to the following:
  - (i) "Long term" **bicycle parking spaces** must be located one level below ground; and
  - (ii) "Short term" **bicycle parking spaces** must be located on the surface of the **lot** or one level below ground.
- (M) Despite clause 230.5.1.10(7), a minimum of 5 shower-change facilities for each gender shall be provided on the **lot**; and
- (N) Despite any existing or future severance, partition, or division of the **lot**, the provisions of this Exception and By-law 569-2013 shall apply as if no severance, partition or division had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 96-2022 Enacted ]

(27) Exception CRE 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) On 540-544 King Street West and 1-7 Morrison Street, if the requirements of Section 6 and Schedule A of By-law 244-2020 are complied with, then a **building** or **structure** may be constructed in compliance with regulations (B) to (T) below;
- (B) Despite regulation 50.10.20.10(1), **public parking** is a permitted use;
- (C) The maximum **gross floor area** on the **lot** must not exceed 26,200 square metres, provided:
  - (i) the residential **gross floor area** does not exceed 7,200 square metres; and
  - (ii) the non-residential **gross floor area** does not exceed 19,000 square metres;
- (D) In addition to the exclusions listed in Clause 50.5.40.40, the **gross floor area** of a **building** is also reduced by:
  - (i) The area in the **building** used for **public parking** located below finished ground level;
  - (ii) a maximum of 520 square metres of mechanical space located within the **building**; and
  - (iii) **amenity space**;
- (E) A minimum of 10 percent of the **dwelling units** must contain three or more bedrooms and 20 percent of the **dwelling units** must contain two or more bedrooms;



- (F) Despite regulation 50.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 88.53 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite regulation 50.10.40.10(1), no portion of any **building** or **structure** on the **lot** may 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 244-2020;
- (H) Despite Clause 50.5.40.10 and regulation (G) above, the following elements of a **building** may exceed the maximum permitted **height** as follows:
  - (i) Wind screens, parapets, terrace or balcony guardrails, ornamental elements, pavers, balustrades, railings and dividers, pergolas, trellises, planters, eaves, privacy screens, stair enclosures, skylights, mechanical equipment, mechanical and architectural screens, access hatches, roof assemblies, roof drainage, window washing equipment, chimneys, vents, lightning rods, light fixtures, pavers, elements of a **green roof**, **structures** located on the roof used for outside or open air recreation, which may project above the **height** limits shown on Diagram 3 and Diagram 4 attached to By-law 244-2020 by no more than 2.0 metres; and
  - (ii) Elevator overrun which may project above the **height** limits shown on Diagram 3 attached to By-law 244-2020 by no more than 4 metres;
- (I) Despite clause 50.5.40.70 and regulations 50.10.40.70(1), (3) and (5), and 50.10.40.80(1) and (3), the required minimum **building setbacks** and minimum distance between **main walls** must be provided as shown Diagram 3 and Diagram 4 of By-law 244-2020;
- (J) Despite regulation 50.5.40.60(1), clause 50.10.40.60 and regulation (I) above, the following elements of a **building** may encroach into the required **building setback** or separation distance:
  - (i) Cornices, eaves, light fixtures, parapets, art and **landscaping** features, trellises, window sills, vertical window screens, ornamental elements, ventilation shafts, mechanical equipment, balustrade, railings, wheelchair ramps, site servicing features, window washing equipment, mullion cap extensions, screening, stair enclosures, fences underground garage ramp and associated **structures**, up to a maximum of 0.5 metres;
  - (ii) Balconies and terraces, up to a maximum of 1.5 metres; and
  - (iii) Awning and canopies, up to a maximum of 2.0 metres;
- (K) Regulation 600.10.10 with respect to **building setbacks** does not apply;
- (L) Regulation 50.10.40.30(1) with respect to **building depth** does not apply;
- (M) Despite regulation 50.10.40.50(1), **amenity space** must be provided as follows:
  - (i) A minimum of 1.5 square metres per **dwelling unit** of indoor **amenity space**; and
  - (ii) A minimum of 1.0 square metres per **dwelling unit** of outdoor **amenity space**;
- (N) Despite regulation 200.5.10(1), **parking spaces** must be provided as follows:
  - (i) A minimum of 14 **parking spaces** for the **dwelling units**;
  - (ii) No **parking spaces** are required for the visitors of the **dwelling units**;
  - (iii) No **parking spaces** are required for the non-residential uses; and
  - (iv) A minimum of 39 **parking spaces** in a **public parking** garage;
- (O) Despite regulation 220.5.10.1(3) and (5), at least one Type "G" **loading space** and two Type "C" **loading spaces** must be provided and maintained;
- (P) Despite regulation 50.10.90.10(1), a **loading space** is permitted in a **side yard** abutting a **street**;
- (Q) Despite regulation 50.10.90.40(1), **vehicle** access to a **loading space** is permitted from a **street** which is a major **street**;
- (R) Despite regulation 230.5.1.10(10), both long-term and short-term **bicycle parking spaces** may be provided in a **stacked bicycle parking space**;
- (S) Despite regulation 230.5.1.10(9), long-term **bicycle parking spaces** may be provided in the P1 and P2 level of the **building**; and
- (T) Despite regulation 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance.

Prevailing By-laws and Prevailing Sections:



(A) 12(2)270 of former City of Toronto By-law 438-86. [ By-law: 244-2020 Enacted ]

(28) Exception CRE 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 15 Duncan Street and 150 to 158 Pearl Street, if the requirements of By-law 1192-2022(OLT), including Section 6 and Schedule A are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (P) below.
- (B) The total gross floor area of all **buildings** and **structures** must not exceed 42,550 square metres of which a minimum non-residential **gross floor area** of 3,915 square metres is required;
- (C) A minimum of ten percent of the total number of **dwelling units** must have three or more bedrooms;
- (D) Despite Clauses 50.10.40.70, 50.10.40.71 and 50.10.40.80, and Article 600.10.10, the minimum required **building setbacks** and minimum above-ground distance between **main walls** are shown in metres on Diagram 3, Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law 1192-2022(OLT);
- (E) Regulation 50.10.40.1(1) with respect to the first floor elevation does not apply;
- (F) Regulations 50.10.40.1(2) and (4) with respect to **building** orientation to a **street** do not apply;
- (G) Despite Clause 50.10.40.60 and (D) above, the following building elements and **structures** are permitted to encroach into required **building setbacks** shown on Diagram 3, Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law 1192-2022(OLT):
  - (i) Public art, landscape features, wheel chair ramps, light fixtures, stairs and stair enclosures, guardrails, bollards, awnings, canopies, railings, fences, vents, shafts, stacks, chimneys, roof drainage, roof ballast and thermal insulation, waterproofing, satellite dishes, retaining walls, underground garage ramp and its associated **structures**, and window washing equipment;
  - (ii) Eaves, cornices and window sills to a maximum of 0.5 metres;
  - (iii) Architectural elements to a maximum of 0.5 metres;
  - (iv) Eaves, cornices, window sills and architectural elements to a maximum of 1.85 metres beyond the southerly **main wall** of the **building**, provided they are not located within areas that do not permit balconies as identified on Diagram 6, Diagram 7, Diagram 8, and Diagram 9;
  - (v) Balconies to a maximum of 2.0 metres, provided such balconies are not located within areas that do not permit balconies as identified on Diagram 6, Diagram 7, Diagram 8, and Diagram 9; and
  - (vi) Exterior **building** support columns that are located within the area identified as "HT 180.0" on Diagram 3, despite any requirements relating to the cantilevering of portions of the **building**;
- (H) Clauses 50.10.40.30 and 50.10.40.31 with respect to **building depth** do not apply;
- (I) Despite Regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 86.44 metres and the elevation of the highest point of the **building** or **structure**;
- (J) Despite Regulations 50.10.40.10(1), (2) and (3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1192-2022(OLT);
- (K) Despite Regulations 50.5.40.10(3), (4), (5), (6) and (7), and (J) above, the following **building** elements and **structures** are permitted to project above the heights shown on Diagram 3 of By-law 1192-2022(OLT);
  - (i) the **structures**, elements and enclosures permitted by (G) above;
  - (ii) Parapet walls provided the maximum height of such elements is no higher than 2.0 metres above the height limits shown on Diagram 3;
  - (iii) Privacy screens provided the maximum height of such elements is no higher than 3.0 metres above the height limits shown on Diagram 3;
  - (iv) **Structures** used for outside or open air recreation, safety or wind protection purposes, provided the height of such elements is no higher than 3.4 metres above the height limits shown on Diagram 3;



- (v) Elements associated with a **green roof**, provided the height of such elements is no higher than 3.0 metres above the height limits shown on Diagram 3;
  - (vi) Despite (G) or (K) (i), (ii), (iii), (iv) and (v) above, nothing is permitted to project above the area identified as "HT 180.0" on Diagram 3;
  - (vii) Despite (K)(vi) above, within the area identified as "HT 180.0" on Diagram 3, chimneys, pipes and vents are permitted to project above a height of 180.0 metres, provided the maximum height of such elements is no higher than 3.0 metres; and
  - (viii) Despite (K)(vi) above, for that portion of the **building** or **structure** identified as "Elevator Machine Room" on Diagram 3, elevator overruns and associated machine rooms for such elevator overruns, service rooms, and emergency exiting stairs, are permitted to project above a height of 180.0 metres, provided the height of these elements does not exceed the permitted maximum height by more than 7.0 metres, and that the total area of all such elements must not exceed an area of 150 square metres, measured horizontally;
- (L) Despite Regulation 50.10.40.50(1) **amenity space** must be provided on the lands for the use of residents of the **building** in accordance with the following:
- (i) A minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit** must be provided; and
  - (ii) A minimum of 1.3 square metres of outdoor **amenity space** per **dwelling unit** must be provided;
- (M) Despite Clause 200.5.10.1 and Article 200.20.10, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.2 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.25 **parking spaces** for each 100 square metres of non-residential **gross floor area**; and
  - (iii) Despite regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 3.0 metres from the **lot line** abutting the **street**;
- (N) Despite Regulation 200.5.10.1(1), and (M) above, "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of 4 residential occupant **parking spaces** will be permitted for each "car-share parking space" provided, and that the maximum reduction permitted be 16 residential occupant **parking spaces**;
  - (ii) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (O) Despite Clauses 220.5.10.1 and 50.10.90.40, a minimum of one **loading space** – Type "G" and one **loading space** – Type "C" must be provided on the lands in accordance with the requirements of Regulations 220.5.1.10(5), (6) and (8), and 220.5.20.1;
- (P) Despite Regulations 230.5.1.10(10) and 230.50.1.20(1), "short term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1192-2022(OLT) ]

(29) Exception CRE 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 176 and 178 Front Street, and 33 and 35 Sherbourne Street, if the requirements in Section 6 and Schedule A of By-law 1094-2021 are complied with a **building** or **structure** may be constructed in compliance with regulations (B) to (V) below;
- (B) In addition to the uses permitted in regulation 50.10.20.10(1), **public parking** is also a permitted use;



- (C) The permitted maximum **gross floor area** of all **buildings** and **structures** will be 30,500 square metres;
- (D) The required minimum **gross floor area** for non-residential uses is 1,300 square metres;
- (E) A minimum of twenty-five percent of the total number of **dwelling units** must contain two or more bedrooms, and a minimum of ten percent of the total number of **dwelling units** must contain three or more bedrooms;
- (F) Despite regulation 50.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 79.47 metres to the highest point of a building or structure;
- (G) Despite regulations 50.10.40.10(1), (2) and (4), the height of any **building** or **structure** may not exceed the height limit of the numbers following the symbol HT on Diagram 3 of By-law 1094-2021;
- (H) Despite (G) above, and regulations 50.5.40.10(4), (5), (6), (7), and (8) the following elements or portion of any **building** or **structure** may project above the height indicated by the numbers following the symbol HT on Diagram 3 of By-law 1094-2021 as follows:
  - (i) Elevator shafts, elevator overrun, elevator machine room, enclosed stairwells, and access ladders to 8.5 metres;
  - (ii) Equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment; window washing equipment, **structures** used for the functional operation of the **building**, such as, maintenance equipment storage, mechanical rooms, chimneys, vents, and water supply facilities, and **structures** that enclose, screen or cover the elements listed above, by a maximum of 5.0 metres;
  - (iii) Parapets, railings, architectural features ornamental elements, canopies, guard rails, mechanical and privacy screens, insulation and roof surface materials, **building** equipment and noise and wind mitigation structures, by a maximum of 2.5 metres; and
  - (iv) **Landscaping** features and **structures** on the area labelled "HT 9.0 m" and "HT 31.5 m" on Diagram 3 used for outside or open air recreation, noise and wind mitigation **structures**, and planting and other **landscaping structures** and elements of a green roof, by a maximum of 3.0 metres.
- (I) Despite clauses 50.5.40.70, 50.10.40.80, and 50.10.40.70, the required minimum **building setbacks** and minimum distance between **main walls** are shown in metres on Diagram 3 of By-law 1094-2021;
- (J) Despite (I) above, and regulation 5.10.40.70(1), and clauses 50.5.40.60 and 50.10.40.60, the following are permitted to encroach into the required minimum **building setbacks**, on Diagram 3 of By-law 1094-2021 as follows:
  - (i) Ornamental elements, window projections, window washing equipment, mechanical and privacy screens, mechanical equipment, fences, trellises, railings, landscape features and awnings, to a maximum of 3.0 metres;
  - (ii) Canopies to a maximum of 3.0 metres;
  - (iii) Lighting fixtures, window sills, eaves, vents and stacks, to a maximum of 1.0 metre;
  - (iv) Balconies and architectural features located on the 4th to 10th **storeys** to a maximum of 2.75 metres, and a maximum of 5.0 metres for the portion measured from the east **side lot line** by a length of 17.5 metres;
  - (v) Balconies and architectural features located on the 11th **storey** and above , to a maximum of 2.75 metres; and
  - (vi) Balconies and private terraces located on the 10th **storey** may encroach to the limit of the east **side lot line**.
- (K) Regulation 50.10.40.30(1), with respect to maximum building depth, does not apply;
- (L) Despite clauses 50.10.40.50(1)(A), **amenity space** must be provided and maintained in accordance with the following:
  - (i) A minimum rate of 2.0 square metres per **dwelling unit** is indoor **amenity space**;
  - (ii) A minimum rate of 1.4 square metres per **dwelling unit** is outdoor **amenity space**, of which a minimum of 40 square metres is to be provided in a location adjoining or directly accessible from an area that comprises indoor **amenity space**; and



- (iii) The indoor **amenity space** may be provided in multipurpose rooms which are not contiguous, where a minimum of one multipurpose room is to have a kitchen and washroom and a minimum area of 100 square metres.
- (M) Despite regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
  - (i) A minimum of 0.15 **parking spaces** per **dwelling unit** for residents of the **building**; and
  - (ii) A minimum of 26 parking spaces must be provided as **public parking** within the **building** for the use of residential visitors, the non-residential uses of the **building** and the general public, with or without a fee, of which, a minimum of 2 **parking spaces** must be used for car share purposes.
- (N) Despite article 200.15.1(1) and regulation 200.15.10(1), a minimum of 4 accessible **parking spaces** must be provided and maintained in accordance with the following dimensions:
  - (i) A minimum length of 5.6 metres;
  - (ii) A minimum width of 3.4 metres;
  - (iii) A minimum vertical clearance of 2.1 metres; and
  - (iv) The entire length must be adjacent to a minimum 1.5 metres wide accessible barrier free aisle or path;
- (O) Regulation 200.15.1 (4) with respect to location of accessible **parking spaces**, shall not apply;
- (P) Regulation 200.10.1(1) with respect to marking drive aisles accessing visitor **parking spaces**, shall not apply;
- (Q) Despite regulation 230.5.1.10(4), a **bicycle parking space** must comply with the following:
  - (i) For a **stacked bicycle parking space**, a minimum length of 1.8 metres, a minimum width of 0.45 metres and a minimum vertical clearance of 1.0 metre; and
  - (ii) For a **bicycle parking space** that is not a **stacked bicycle parking space**, a minimum length of 1.8 metres, a minimum width of 0.45 metres and a minimum vertical clearance of 1.9 metres.
- (R) Despite regulations 230.5.1.10(10) and 230.50.1.20, a "long-term" and "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**, which may be located within the **building** or outside, including within a secured room, enclosure or unenclosed space or any combination thereof, or bicycle locker;
- (S) Despite regulations 220.5.10.1(2), (3), (4), (5), (6), (8), and article 220.20.1, a minimum of one Type "G" **loading space** and one Type "C" **loading space** must be provided and maintained;
- (T) Clause 150.100.30.1 does not apply;
- (U) Section 600.10 with respect to **building setbacks** for **buildings** in the downtown, does not apply; and
- (V) Section 600.20 with respect to Priority Retail Streets does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1094-2021 ]

(31) Exception CRE 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (B) On 210 The Esplanade, former City of Toronto by-law 181-87.

(32) Exception CRE 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (B) On or between the even numbered addresses of 12-18 Mercer St. and 60 John St., City of Toronto by-law 1238-2009.

(34) Exception CRE 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, the maximum floor space index for non-residential uses is 0.5; and
- (B) The pedestrian access to the non-residential uses on 251 Front St. East is from Berkeley St. only.  
[TO: 438-86; 12(1) 119]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(35) Exception CRE 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 204 Richmond St. W. in 1982, an office or a post office are permitted, if:
  - (i) the use is located in the **building** as it existed on August 1, 1982; and
  - (ii) the **lot** consists of 204 Richmond St. W. as it existed on August 1, 1982. [TO: 438-86; 12(1) 165]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(36) Exception CRE 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 451-457 Richmond Street West, if the requirements of Section (B) to (T) of this By-law are complied with, a **mixed-use building** may be erected and used;
- (B) The permitted **gross floor area** of all the **buildings** or **structures** on the **lot** must not exceed 9,750 square metres, of which:
  - (i) the permitted maximum residential **gross floor area** is 9,655 square metres; and
  - (ii) the permitted minimum non-residential **gross floor area** is 75 square metres;
- (C) A minimum of ten percent (10%) of the total number of **dwelling units** to be constructed on the **lot** must contain three or more bedrooms and have a minimum size of 70 square metres for each **dwelling unit**;
- (D) Despite Regulation 50.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 90.95 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 50.10.40.10(1), no **building** or **structure** on the **lot** may 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 397-2022(OLT);



- (F) Despite Regulations 50.5.40.10(3) and (4) and (E) above, the following elements of a **building** or **structure** may exceed above the maximum permitted height limits shown on Diagram 3 attached to By-law 397-2022(OLT) as follows:
- (i) Wind screens, parapets, terrace or balcony guardrails, ornamental elements, pavers, balustrades, railings and dividers, pergolas, trellises, planters, eaves, privacy screens, stair enclosures, skylights, mechanical and architectural screens, access hatches, roof assemblies, roof drainage, chimneys, vents, lightning rods, light fixtures, pavers, elements of a **green roof, structures** located on the roof used for outside or open air recreation, chillers, air vents and exit hatch, by no more than 2.0 metres;
  - (ii) Window washing equipment by no more than 3.0 metres;
  - (iii) Elevator overrun, by no more than 4.0 metres; and
  - (iv) Despite (F)(i) above, privacy screening for the outdoor **amenity space** at the third floor level, by no more than 3.0 metres;
- (G) Despite Regulation 50.5.40.70(1), Regulations 50.10.40.70(1), (3) and (5), Regulations 50.10.40.80(1) and (3), and Regulation 600.10.10 the required minimum **building setbacks** and minimum distance between **main walls of buildings** must be provided as shown in metres on Diagram 3 of By-law 397-2022(OLT);
- (H) Despite Regulation 50.5.40.60(1), Regulations 50.10.40.60(1), (2), and (5) and (G) above, the following elements of a **building** may encroach into the required **building setback** or minimum distance between **main walls of buildings**:
- (i) Cornices, eaves, light fixtures, parapets, canopies, awnings, ornamental elements, **landscaping** features, light fixtures, trellises, window sills, ornamental elements, ventilation shafts, balustrades, guardrails, railings, wheelchair ramps, screening, stair enclosures, doors, underground garage ramp and associated **structures**, wheelchair ramps, damper, window washing equipment, up to a maximum of 0.5 metres;
  - (ii) Balconies and terraces, up to a maximum of 1.5 metres, with the exception of the area identified as Balcony Zone A on Diagram 3 of By-law 397-2022(OLT) where only recessed balconies are permitted between a height of 9.0 metres and 31.0 metres above grade; and
  - (iii) **Structures** used for outside or open air recreation, safety or wind protection, up to a maximum of 1.6 metres;
- (I) Despite Regulation 50.10.40.50, indoor **amenity space** must be provided at a minimum rate of 2.0 square metres for each **dwelling unit** and may be provided in a multi-purpose room or rooms, whether or not these rooms are contiguous, with at least one washroom and kitchen;
- (J) Despite Regulation 50.10.40.50(1)(B), a minimum of 44 square metres of outdoor **amenity space** must be provided in a location adjoining or directly accessible to the indoor **amenity space**;
- (K) Indoor **amenity space** may be provided in a multi-purpose room or rooms, whether or not these rooms are contiguous, with at least one washroom and kitchen;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 **parking spaces** must be provided below ground in accordance with the following minimum ratios:
- (i) 0.18 **parking spaces** per residential **dwelling unit** for residential uses;
  - (ii) no **parking spaces** are required for residential visitors; and
  - (iii) no **parking spaces** are required for non-residential uses;
- (M) Despite (L) above, the total number of **parking spaces** provided on the **lot** for residential uses may be reduced at a rate of 4 **parking spaces** for each "car-share parking space", provided the maximum permitted reduction is calculated using the following formula:
- (i)  $4 \times (\text{total number of dwelling units} \div 60)$ , fraction rounded down to the nearest whole number;
- (N) Despite Regulations 220.5.1.10(1), 200.5.10.1(2), (3), (4) and (5), a minimum of one Type "G" **loading space** must be provided on the **lot**;
- (O) Despite Regulation (L) above, **parking spaces** provided on the **lot** for residential uses may be reduced at a rate of 1 **parking space** for each 5 **bicycle parking spaces** provided in excess of the minimum number of required **bicycle parking spaces** required in clause 230.5.10.1, provided the reduction is not greater than 20 percent of the total minimum **parking spaces** required;



- (P) Despite Regulation 230.5.1.10.(4)(B), the minimum width of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is 0.45 metres;
- (Q) Despite Regulation 230.5.1.10.(4)(C), the minimum width of a **bicycle parking space** if placed in a **stacked bicycle parking space** is 0.45 metres;
- (R) Despite Regulation 230.5.1.10(10), a "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (S) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located in a secured room or an unsecured room; and
- (T) For the purposes of this exception, a recessed balcony is a balcony that does not project horizontally beyond the adjacent exterior wall which is perpendicular to the direction the balcony faces, or a balcony that is inset from the exterior wall of a residential suite and does not project beyond said exterior wall.

Prevailing By-laws and Prevailing Sections: [ By-law: 397-2022(OLT) ]

(37) Exception CRE 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 149-157 Bathurst Street, **buildings** or **structures** may be constructed or erected in compliance with regulations (B) to (T) below;
- (B) The permitted residential **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 6,000 square metres, and the permitted non-residential **gross floor area** must not exceed 250 square metres;
- (C) Despite regulation 50.5.40.40(3), the **gross floor area** of a **mixed use building** may also be reduced by the areas in the **building** used for mechanical rooms above ground;
- (D) Despite regulation 50.5.40.10(1), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 90.41 metres and the highest point of the **building** or **structure**;
- (E) Despite regulation 50.10.40.10(1), no portion of any **building** or **structure** may 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 842-2021(OLT);
- (F) Despite clause 50.5.40.10 and regulation (E) above, the following elements of a **building** or **structure** may project above the maximum permitted height limits as indicated by the numbers following the symbol "HT" shown on Diagram 3 attached to By-law 842-2021(OLT) as follows:
  - (i) Parapets, ornamental elements, pavers, balustrades, railings and dividers, pergolas, trellises, planters, eaves, skylights, mechanical equipment, access hatches, roof assemblies, roof drainage, window washing equipment, light fixtures, pavers, elements of a **green roof**, **structures** located on the roof used for outside or open air recreation, air vents, and exit hatch, by no more than 2.0 metres;
  - (ii) Wind screens, terrace or balcony guardrails, privacy screens, stair enclosures, generators, cooling towers and chillers, mechanical and architectural screens, garbage chute exhausts, exhausts, chimneys vents, lightning rods, stair overrun, by no more than 4.0 metres; and
  - (iii) Elevator overrun, by no more than 5.0 metres;
- (G) Despite clause 50.5.40.70, regulations 50.10.40.70(1), (3) and (5), and 50.10.40.80(1) and (3), and Section 600.10 the required minimum **building setbacks** and minimum distance between **main walls** must be provided as shown in metres on Diagram 3 of By-law 842-2021(OLT);
- (H) Despite regulation 50.5.40.60(1), clause 50.10.40.60, Section 600.10 and regulation (G) above, the following elements of a **building** may encroach into the required **building setback** or separation distance as follows:
  - (i) Cornices, eaves, light fixtures, awnings, canopies, parapets, ornamental elements, **landscaping** features, trellises, window sills, ornamental elements, ventilation shafts, balustrade, railings, wheelchair ramps, screening, stair enclosures, doors, underground garage ramp, wheelchair ramps; and



- (ii) Balconies and terraces, up to a maximum of 1.5 metres;
- (I) Despite clauses 50.5.40.10, 50.10.40.70, 50.5.40.70 and 50.10.40.60 and regulation (G) above, a **building** may encroach up to 1.5 metres into the required minimum **building setbacks** in Diagram 3 within the areas identified as "Areas of Articulation" on Diagram 4 and Diagram 5, attached to By-law 842-2021(OLT) at the height of the associated **Storey** identified on Diagram 4 and Diagram 5, attached to By-law 842-2021(OLT);
- (J) Despite clause 50.5.40.10 and regulation (E) above, the following elements of a **building** or **structure** may project above or below the 'Articulation Areas' illustrated on Diagram 4 or Diagram 5 attached to By-law 842-2021(OLT) as follows:
  - (i) Parapets, ornamental elements, pavers, balustrades, railings and dividers, pergolas, trellises, planters, eaves, skylights, mechanical equipment, access hatches, roof assemblies, roof drainage, window washing equipment, light fixtures, pavers, elements of a **green roof, structures** located on the roof used for outside or open air recreation, air vents, and exit hatch, by no more than 2.0 metres; and
  - (ii) Wind screens, terrace or balcony guardrails, privacy screens, stair enclosures, generators, cooling towers and chillers, mechanical and architectural screens, garbage chute exhausts, exhausts, chimneys vents, lightning rods, stair overrun, by no more than 4.0 metres;
- (K) Despite regulation 50.10.40.50(1), **amenity space** must be provided as follows:
  - (i) A minimum of 1.95 square metres per **dwelling unit** of indoor **amenity space**; and
  - (ii) A minimum 1.97 of square metres per **dwelling unit** of outdoor **amenity space**;
- (L) Despite the parking rates in Table 200.5.10.1(1), **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 0.20 **parking spaces** per **dwelling unit** for residents;
  - (ii) No **parking spaces** for visitors; and
  - (iii) No **parking spaces** for non-residential uses;
- (M) Despite clause 200.5.1.10, **parking spaces** may be provided in **stacked parking spaces**, which must have minimum dimensions 2.4 metres in width by 5.3 metres in length;
- (N) Despite regulation 200.5.1.3(A), the minimum width of a **drive aisle** or **vehicle** entrance and exit is 5.2 metres;
- (O) Despite regulation 200.5.1.10(12)(C), the **vehicle** entrance may be located 0.0 metres from the **lot line** abutting a **lane**;
- (P) Despite regulation 200.15.10(1), no accessible **parking spaces** are required;
- (Q) Despite regulations 220.5.1.10(7) and 220.5.10(1), a minimum of one **loading space** must be provided with the following minimum dimensions:
  - (i) A minimum length of 11.0 metres;
  - (ii) A minimum width of 2.8 metres; and
  - (iii) A minimum vertical clearance of 5.8 metres;
- (S) Despite regulations 220.5.20.1(1) and (3), the minimum width of a **driveway** leading to a **loading space** and of a **vehicle** entrance and exit is 3.3 metres;
- (T) Despite regulation 230.5.1.10(4)(A), the minimum width of a **stacked bicycle parking** space is 0.3 metres and the minimum vertical clearance from the ground of a **stacked bicycle parking** space is 1.1 metres; and
- (U) Despite regulation 230.5.1.10(10), a "short-term" **bicycle parking space** may also be located in a **stacked bicycle parking space**;

Prevailing By-laws and Prevailing Sections:

- (A) 12(2)270 of former City of Toronto By-law 438-86 [ By-law: 842-2021(OLT) ]

(38) Exception CRE 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 485-489 Wellington Street West, if the requirements of By-law 1247-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 84.77 metres and the highest point of the **building** or **structure**;
- (C) The total permitted maximum **gross floor area** for all uses on the **lot** is 9,050 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 8,565 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 485 square metres.
- (D) In addition to the elements described in regulation 50.5.40.40(3), the **gross floor area** of the **building** may be reduced by the area in the **building** used for:
- (i) a driveway ramp; and
  - (ii) **amenity space** provided in excess of the requirement in Regulation (L)(i) below.
- (E) Despite regulation 50.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 attached to By-law 1247-2022(OLT);
- (F) Despite regulation 50.10.40.10(4), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 attached to By-law 1247-2022(OLT);
- (G) For the purpose of interpreting (F) above, a mechanical penthouse and the "vestibule" area shown on Diagram 3 attached to By-law 1247-2022(OLT) providing rooftop access do not constitute as a **storey**;
- (H) Despite (E) and (F) above, and regulations 50.5.40.10(4), (5), (6) and (7) and 50.10.40.10(3), the following **building** elements and **structures** may project above the permitted maximum height as shown on Diagram 3 attached to By-law 1247-2022(OLT):
- (i) elevator overruns, mechanical penthouse, mechanical equipment and any associated enclosure **structures**, and parapets, to a maximum of 6.5 metres;
  - (ii) window washing equipment, to a maximum of 3.0 metres;
  - (iii) a **structure** used for outside or open air recreation, maintenance, safety or wind protection purposes, unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, trellises, landscape elements, elements of a **green roof**, parapets, guards, railings, privacy and wind screens, lighting fixtures, landscape planters, vents, stacks, ladders, to a maximum of 2.0 metres;
  - (iv) terraces and terrace platforms, to a maximum of 1.0 metre;
  - (v) architectural and ornamental features, to a maximum of 0.5 metre;
  - (vi) pergolas are permitted in outdoor **amenity space**, to a maximum of 3.0 metres and are not permitted on the portion of the **building** on Diagram 3 labelled as "HT 14.0";
  - (vii) a vestibule providing rooftop access, to a maximum of 3.0 metres, provided it is located only within the "vestibule" area shown on Diagram 3; and
  - (viii) the **building** elements and **structures** listed in (H)(i) to (vi) above, are not permitted in the "vestibule" area shown on Diagram 3.
- (I) Despite regulations 50.10.40.70(1), (2) and (5) and clauses 50.10.40.80 and 600.10.10, the required minimum **building setbacks** for each level of the **building** are as shown in metres on Diagram 3 attached to By-law 1247-2022(OLT);
- (J) Despite (I) above and Clauses 50.5.40.60 and 50.10.40.60, the following **building** elements may encroach into the required minimum **building setbacks** as follows:
- (i) terraces and terrace platforms, guards, railings, privacy and wind screens, trellises, pergolas, parapets and landscape planters may project beyond the required **building setback** to the extent of the **main wall** of the **storey** below;
  - (ii) balconies, canopies and awnings, to a maximum of 2.0 metres;
  - (iii) cornices, lighting fixtures, parapets, eaves, windows, window sills, guardrails, railings, wheel chair ramps, vents, screens, landscape elements, public art features, exhaust vents and wall mounted equipment, to a maximum of 1.5 metres;



- (iv) bay windows located on the **first floor** fronting Draper Street may encroach to a maximum of 1.5 metres; and
- (v) architectural and ornamental features, to a maximum of 0.5 metres.
- (K) The total number of **dwelling units** on the **lot** must not exceed 117, and must include the following:
  - (i) A minimum of 24 percent of the **dwelling units** must contain two bedrooms; and
  - (ii) A minimum of 13 percent of the **dwelling units** must contain three or more bedrooms.
- (L) Despite regulation 50.10.40.50(1), **amenity space** must be provided in accordance with the following:
  - (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**; and
  - (ii) a minimum of 1.2 square metres of outdoor **amenity space** per **dwelling unit**.
- (M) Despite Table 200.5.10.1, and regulation 200.5.10.1(1), **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.18 **parking spaces** per **dwelling unit** must be provided for residential occupants;
  - (ii) a minimum of 0.06 **parking spaces** per **dwelling unit** must be provided for residential visitors; and
  - (iii) a minimum of 1 **parking space** per 300 square metres of non-residential **gross floor area** must be provided for non-residential uses.
- (N) Despite regulations 200.15.1.5(1) and 200.15.10(1), a minimum of 2 accessible **parking spaces** must be provided;
- (O) Despite Regulations 200.15.1(1), (3) and (4), accessible **parking spaces** must be provided in accordance with the following:
  - (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres;
  - (iii) a minimum vertical clearance of 2.1 metres;
  - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre accessible barrier free aisle or path on one side of the accessible **parking space**; and
  - (v) accessible **parking spaces** must be the **parking spaces** closest to a barrier free entrance to a **building** or passenger elevator that provides access to the first **storey** of the **building** and must be the shortest route from such entrances.
- (P) Despite regulation 200.5.1.10(12)(C), the **vehicle** entrance to a **building** must be at least 2.0 metres from the **lot line** abutting a **street**;
- (Q) Despite regulations 230.5.1.10(10) and 230.50.1.20(2), "long-term" and "short term" **bicycle parking spaces** may be located in a secured room, enclosure or bicycle locker and in a **stacked bicycle parking space**;
- (R) Despite regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located on the first or second **storey** of the **building** and on levels of the building below-ground;
- (S) Despite regulation 230.5.1.10(4)(C), a **stacked bicycle parking space** may be provided in accordance with the following minimum dimensions:
  - (i) a minimum length of 1.8 metres;
  - (ii) a minimum width of 0.45 metres; and
  - (iii) a minimum vertical height of 1.2 metres.
- (T) Despite regulation 230.5.1.10(7), shower and change facilities are not required;
- (U) Despite regulations 220.5.10.1(2), (3) and (5), one Type "G" **loading space** must be provided;
- (V) Despite regulation 50.10.90.10(1), a **loading space** located in a **building** may have its access through a **main wall** that faces a **street**;
- (W) Regulations 50.10.40.1(1) with respect to first floor elevation, and 50.10.50.10(1) and (2) with respect to **landscaping** and fence requirements when abutting a **lot** in the residential zone category do not apply; and



- (X) Regulations 50.10.20.100(2) with respect to maximum **interior floor area** of all **cabarets, clubs, eating establishments, entertainment places of assembly, nightclubs, places of assembly, recreation uses and take-out eating establishments** and 150.100.30.1(1) with respect to a fence where an **eating establishment** abuts a **lot** in the residential zone do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1247-2022(OLT) ]

(39) Exception CRE 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery** are permitted, if:
- (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;
  - (ii) the principal entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
  - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
  - (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, or financial institution**. [TO: 438-86; 12 (1) 87]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(40) Exception CRE 40

Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.12.10 Exception Number 40, so that it reads:

Site Specific Provisions:

- (A) On the lands municipally known as 135-143 Portland Street in the year 2020, if the requirements of Section 5 and Schedule A of By-law 34-2022(OLT) are complied with, then a **mixed-use building or structure** may be constructed in compliance with (B) to (M) below;
- (B) The uses listed:
- (i) in Regulations 50.10.20.10(1)(A) and 50.10.20.20(1)(A) are only permitted on the first **storey** of the **building** in combination with a **dwelling unit**; and
  - (ii) in Regulations 50.10.20.10(1)(C) and 50.10.20.20(1)(C) are not permitted.
- (C) The **gross floor area** must not exceed 8,230 square metres, of which:
- (i) the **gross floor area** for uses listed in Regulations 50.10.20.10(1)(B) and 50.10.20.20(1)(B) must not exceed 8,230 square metres; and
  - (ii) the **gross floor area** for uses listed in Regulations 50.10.20.10(1)(A) and 50.10.20.20(1)(A) must not exceed 235 square metres
- (D) Despite Regulation 50.5.40.40(3)(C) the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for electrical, utility, mechanical and ventilation rooms on any floor above or below ground;
- (E) The maximum number of **dwelling units** is 129, of which:
- (i) a minimum of 35 percent of all **dwelling units** must have 2 bedrooms;
  - (ii) a minimum of 10 percent of all **dwelling units** must have a minimum of 3 bedrooms; and
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (E)(ii) above are not included in the provision of **dwelling units** with two bedrooms, required by (E)(i) above;



- (F) Despite Clauses 50.10.40.70 and 50.10.40.80, and Article 600.10.10 the minimum required **building setbacks** and minimum above-ground distance between **main walls** are as shown in metres on Diagrams 3A, 3B, 3C, 3D, 3E and 3F of By-law 34-2022(OLT);
- (G) Despite (F) above and Clause 50.10.40.60, the following elements of a **building** may encroach into the required **building setbacks** and minimum above-ground distance between **main walls**:
- (i) awnings, balustrades, cornices, eaves, fixtures, ornamental elements, lighting fixtures, parapets, railings, trellises, vents, window sills, planters, and other minor architectural projections are permitted to encroach into the minimum required **building setbacks** no more than 0.9 metres;
  - (ii) balconies may encroach up to a maximum of 1.5 metres within the balcony projection zones as noted and shown as hatched areas on Diagrams 3B, 3C, 3D, 3E and 3F of By-law 34-2022(OLT);
  - (iii) elements or portions of a **building** required for structural support, including shear walls, columns, and other structural support members may encroach into the minimum required **building setbacks** no more than 3.5 metres; and
  - (iv) canopies may encroach into the minimum required **building setbacks** no more than 1.5 metres;
- (H) Despite Regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 90.0 metres and the elevation of the highest point of the **building** or **structure**;
- (I) Despite Clause 50.10.40.10, the permitted maximum height of a **building** or **structure** is the numerical value in metres following the letters "HT" as shown on Diagrams 3A, 3B, 3C, 3D, 3E and 3F attached to By-law 34-2022(OLT), subject to the following and (F) above:
- (i) The first and second **storeys** of the **building** must be located within the heavy lines shown on Diagram 3A attached to By-law 34-2022(OLT);
  - (ii) The third and fourth **storeys** of the **building** must be located within the heavy lines shown on Diagram 3B attached to By-law 34-2022(OLT);
  - (iii) The fifth **storey** of the **building** must be located within the heavy lines shown on Diagram 3C attached to By-law 34-2022(OLT);
  - (iv) The sixth **storey** of the **building** must be located within the heavy lines shown on Diagram 3D attached to By-law 34-2022(OLT);
  - (v) The seventh **storey** through to and including the eleventh **storey** of the **building** must be located within the heavy lines shown on Diagram 3E attached to By-law 34-2022(OLT); and
  - (vi) The portion of the **building** located at the twelfth **storey** and above must be located within the heavy lines shown on Diagram 3F attached to By-law 34-2022(OLT);
- (J) Despite (I) above and Regulations 50.5.40.10(3), (4), (5), (6), (7) and (8), only the following **building** elements and **structures** are permitted to project above the height limits shown following the symbol HT on Diagrams 3A, 3B, 3C, 3D, 3E, and 3F attached to By-law 34-2022(OLT):
- (i) awnings, balustrades, canopies, cornices, eaves, fixtures, ornamental elements, lighting fixtures, **green roofs**, structural columns and shear walls, parapets, window sills, planters and other minor architectural projections are permitted to project no more than 0.8 metres above the height limits shown on Diagrams 3A, 3B, 3C, 3D, 3E, and 3F;
  - (ii) railings and trellises are permitted to project no more than 1.3 metres above the height limits shown on Diagrams 3A, 3B, 3C, 3D, 3E, and 3F;
  - (iii) screens are permitted to project no more than 2.0 metres in the area labelled as "HT=47.0" on Diagram 3F;
  - (iv) roof hatches are permitted to project no more than 1.0 metres in the area labelled as "HT=49.99" on Diagram 3F;
  - (v) window-washing equipment, lightning protection elements, garbage chutes, vents, flues and chimney stacks are permitted to project no more than 2.0 metres in the area labelled as "HT=49.99" on Diagram 3F;
  - (vi) elevator overruns, cooling towers, generator rooms and screens are permitted to project no more than 2.9 metres in the area labelled as "Area A" on Diagram 3F;



- (vii) the elements listed in (J) (iv) and (v) above may project by the vertical distances described above provided that the total horizontal area of all of these elements combined does not exceed 11.0 square metres;
- (K) Despite the parking rates in Table 200.5.10.1 and Clauses 200.5.10.1 and 200.15.10, **parking spaces** must be provided as follows:
  - (i) a minimum of 3 **parking spaces** for the **dwelling units**;
  - (ii) no **parking spaces** are required for the visitors of the **dwelling units**; and
  - (iii) no **parking spaces** are required for the non-residential uses;
- (L) Despite Regulation 230.50.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**;
- (M) Despite Regulation 50.10.40.50(1), **amenity space** must be provided in accordance with the following:
  - (i) a minimum of 1.45 square metres of indoor **amenity space** for each **dwelling unit**; and
  - (ii) a minimum of 0.55 square meters of outdoor **amenity space** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 34-2022(OLT) ]

(41) Exception CRE 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 200 King St. East in 1993, an **education use** is permitted, if the **gross floor area** of the **building** does not exceed a floor space index of 5.0. [TO: 438-86; 12 (1) 358]
- (B) On 101 Ontario St., a **municipal shelter** is permitted. [TOR: 138-2003]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (C) On the lands municipally known as 199 Adelaide St. East in 1996, Section 12(1) 427 of former City of Toronto By-law 438-86;
- (D) On 252 Adelaide St. E., former City of Toronto by-law 131-80;
- (E) On the lands municipally known as 406 Adelaide St. East, City of Toronto by-law 1412-2007;
- (F) On the lands municipally known as 411 Richmond St. East in 1983, Section 12(1) 174 of former City of Toronto By-law 438-86; and
- (G) On 381-411 Richmond St. East and 424-460 Adelaide St. East, City of Toronto by-law 927-2002, as ordered by the Ontario Municipal Board's Decision and Order dated May 2, 2003, with the case number PL021158.

(42) Exception CRE 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 400-420 King Street West, if the requirements of Clause 7 and Schedule A of By-law 757-2021(OLT) are complied with, **buildings**, or **structures**, may be constructed or erected in compliance with regulation (B) to (X) below;
- (B) Despite regulations 50.5.40.10(1) and (2), the height of the **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 86.58 metres in the year 2019 and the highest point of the **building** or **structure**;
- (C) In addition to the uses permitted by regulations 50.10.20.10(1) and 50.10.20.20(1), **public parking** is permitted if located entirely below ground;
- (D) The total permitted maximum **gross floor area** for all uses is 43,200 square metres, allocated as follows:



- (i) the permitted maximum **gross floor area** for residential uses is 39,850 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 3,335 square metres, excluding the area associated with **public parking**;
- (E) In addition to the elements described in regulation 50.5.40.40(3), the **gross floor area** of the **building** is reduced by the area in the **building** used for elevator machine rooms and mechanical rooms above and below ground;
- (F) A minimum of ten percent of the **dwelling units** must contain three or more bedrooms and a minimum of thirty-four percent of the **dwelling units** must contain two or more bedrooms;
- (G) Despite regulation 50.10.40.10(1), the permitted maximum height of a **building** or **structure** on the lands is the numerical value, in metres, following the letters following the "HT" on Diagram 3 of By-law 757-2021(OLT);
- (H) Despite (G) above and regulations 50.5.40.10(3), (4), (5), (6), (7) and (8) the following elements of a **building** may exceed the maximum height limits shown on Diagram 3 of By-law 757-2021(OLT) as follows:
  - (i) parapets, roof access, including roof hatch and the access ladder, chimneys, vents, and water supply facilities, pipes, roof drainage, antennae, telecommunication equipment, satellite dishes, lightning rods, guard rails, railings, dividers, screens, balustrades, unenclosed **structures** providing safety or wind protection, privacy and wind screens, elements of a **green roof**, pergolas, trellises, light fixtures, and landscape elements which may project up to a maximum of 4.0 metres;
  - (ii) window washing equipment may project up to a maximum of 6.0 metres;
  - (iii) architectural features, which may project no higher than the second **storey**;
  - (iv) canopies, which may project no higher than the second **storey**; and
  - (v) support cables, which may project no higher than the fourth **storey**;
- (I) Despite (H)(i) and (ii) above, only the following equipment and **structures** are permitted to be located on top of the roof for the portion of the **building** labelled as "HT 156.9" on Diagram 3 of By-law 757-2021(OLT):
  - (i) parapets, roof access, including roof hatch and the access ladder, vents for garbage and mechanical shafts, antennae, telecommunication equipment, satellite dishes, lightning rods, and elements of a **green roof** which may project up to a maximum of 4.0 metres; and
  - (ii) window washing equipment may project up to a maximum of 6.0 metres;
- (J) Despite regulations 50.10.40.30(1), 50.10.40.70(1), (3) and (5), clause 50.10.40.80, and article 600.10.10 the required minimum **building setbacks** and minimum above ground separation distance are shown in metres on Diagram 3 of By-law 757-2021(OLT);
- (K) Despite (J) above, regulations 50.5.40.60(1), 5.10.40.70(1) and 50.10.40.60(1), (2), (4) the following **building** elements may encroach into the required minimum **building setbacks** and minimum above ground separation distance:
  - (i) canopies and support cables, awnings, decks, balconies, terraces, patios, pergolas, trellises, privacy and wind screens, unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, architectural features including piers and fins, art and **landscaping** features, and ornamental elements, up to 3.0 metres;
  - (ii) cornices, parapets, light fixtures, window sills, eaves, doors, site servicing features, ventilation shafts, railings, guards, terrace platforms, landscape planters, underground garages and associated structures, and wheelchair ramps, up to 0.5 metres; and
  - (iii) guards, railings, parapets, terraces, privacy and wind screens, landscape planters and terrace platforms may project beyond the required **building setback** to the extent of the **main wall** of the **storey** below;
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.15 **parking spaces** per **dwelling unit** for the residents of the **building**;
  - (ii) a minimum of 22 **parking spaces** for non-residential uses; and
  - (iii) no residential visitor **parking spaces** are required;



- (M) **Parking spaces** for non-residential uses, as required by (L)(ii) above may be located within **public parking**;
- (N) A maximum of 10 percent of the **parking spaces** required by (L)(i) and (ii) above may be small car **parking spaces** with a minimum width of 2.4 metres, length of 5.4 metres and vertical clearance of 1.8 metres;
- (O) Despite Regulations 200.15.1.5(1) and 200.15.10(1), a minimum of 6 accessible **parking spaces** must be provided and maintained below ground;
- (P) Despite regulation 200.15.1(1), an accessible **parking spaces** must be provided with the following dimensions:
  - (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.4 metres; and
  - (iii) a minimum vertical clearance of 2.1 metres;
- (Q) Despite regulation 200.5.1.10(2)(A) and (D), Electric Vehicle Infrastructure, including electric vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- (R) Despite regulation 230.5.1.10(4)(b), the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
  - (i) minimum length or vertical clearance of 1.9 metres;
  - (ii) minimum width of 0.45 metres; and
  - (iii) minimum horizontal clearance from the wall of 1.2 metres;
- (S) Despite regulations 230.5.1.10(10) and 230.50.1.20(2), "long-term" and "short term" **bicycle parking spaces** may be located in a secured room, enclosure or bicycle locker and in a **stacked bicycle parking space**, provided that such space is accessible to visitors;
- (T) Despite regulation 230.5.1.10(9) "long-term" **bicycle parking spaces** may be located on the first or second **storey** of the **building** and anywhere below ground;
- (U) Despite (T) above, "long-term" **bicycle parking spaces** for residential uses below ground must be provided in accordance with the following:
  - (i) a minimum of 50 percent of the "long-term" **bicycle parking spaces** for residential uses will be located on the first level below ground; and
  - (ii) a minimum of 90 percent of the "long-term" **bicycle parking spaces** for non-residential uses will be located on the first level below ground;
  - (iii) no **bicycle parking spaces** will be located on the third level below ground;
- (V) Despite regulation 230.5.1.10(4)(C) a **stacked bicycle parking space** may be provided in with the following minimum dimensions:
  - (i) a minimum length of 1.8 metres;
  - (ii) a minimum width of 0.4 metres; and
  - (iii) a minimum vertical clearance of 1.2 metres;
- (W) Despite regulations 220.5.10.1(2), (3), (4) and (5) a minimum of one Type "B" **loading space** and one Type "G" **loading space** must be provided;
- (X) In addition to the required **amenity space**, a maximum of 4 guest suites may be permitted, provided that they:
  - (i) have no food preparation facilities; and
  - (ii) are available for use on a temporary basis as overnight accommodation exclusively for persons visiting residents of the **building**;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 757-2021(OLT) ]

(43) **Exception CRE 43**

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 the lands municipally known in the year 2021 as 259-267 Richmond Street West, 126-142 John Street, and 41-59 Widmer Street, if the requirements of Section 6 and Schedule A of By-law 949-2022 are complied with, **buildings, structures**, additions, enlargements or **public parking** may be erected or used if it complies with (B) to (CC) below;
- (B) Despite Regulation 50.10.20.10(1)(A), **public parking** is a permitted use, provided it is located below-ground in a **parking garage**;
- (C) The total **gross floor area** of all **buildings** and **structures** must not exceed 86,000 square metres, of which a minimum non-residential **gross floor area** of 23,700 square metres must be provided;
- (D) In addition to the exclusions listed in Regulation 50.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by:
  - (i) all indoor **amenity space** in excess of that required by this exception; and
  - (ii) lobbies, vestibules, exit stairwells, and related ancillary uses located below ground level;
- (E) The provision of **dwelling units** is subject to the following:
  - (i) A minimum of 30 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (E)(ii) above are not included in the provision required by (E)(i) above;
- (F) Despite Regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 88.7 metres, and the elevation of the highest point of the **building** or **structure**;
- (G) Despite Regulations 50.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" on Diagram 3 of By-law 949-2022;
- (H) Despite (F) and (G) above and Regulations 50.5.40.10(3), (4), (5), (6), (7) and (8) and 50.10.40.10(2) and (3), the following **building** elements and **structures** are not subject to area restrictions and may exceed the permitted maximum height limit shown on Diagram 3 of By-law 949-2022:
  - (i) equipment used for the functional operation of the **building** such as electrical, utility, mechanical and ventilation equipment by a maximum of 6.5 metres, provided any such equipment on a tower is located within the dashed boundary labelled "mechanical penthouse";
  - (ii) **structures** or parts of the **building** that are used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and overruns, chimneys, vents and water supply facilities by a maximum of 6.5 metres, provided any such **structures** on a tower are located within the dashed boundary labelled "mechanical penthouse";
  - (iii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above, parapet walls or **green roofs** on top of such enclosures, by a maximum of 6.5 metres, without limit on their total area measured horizontally, provided any such **structures** on a tower are located within the dashed boundary labelled "mechanical penthouse";
  - (iv) chimneys, pipes, and vents may further exceed the permitted maximum height in (i), (ii), and (iii) by 3.0 metres;
  - (v) window washing equipment, **building** maintenance units and crane **structures**;
  - (vi) antennae and satellite dishes, by a maximum of 6.5 metres;
  - (vii) canopies and awnings, by a maximum of 5.0 metres;
  - (viii) architectural features, architectural flutes, ornamental elements, parapets, art and **landscaping** features, guardrails, balustrades, railings, screens, trellises, pergolas, columns, pillars, pool equipment and associated decks and platforms, terraces, balconies, cornices, light standards and fixtures, **green roofs**, planters, seating areas, wheelchair ramps, retaining walls, public art, and decorative screens, by a maximum of 4.0 metres;
  - (ix) **structures** associated with the privately owned publicly accessible space, such as gazebos or trellises;



- (x) **structures** providing washroom facilities to rooftop **amenity space** or open-air recreation areas by a maximum of 3.0 metres;
- (xi) an enclosed **structure** or part of the **building** providing access to outdoor space for a **day nursery**, by a maximum of 4.5 metres, if its area covers no more than 50 square metres, measured horizontally;
- (I) Despite Clauses 50.5.40.70, 50.10.40.30, 50.10.40.70 and 50.10.40.80, and Section 600.10, the required minimum **building** and tower setbacks, the permitted **building depth** and minimum above-ground distance between **main walls** and towers, and the facing distance between windows are as shown in metres on Diagram 3 of By-law 949-2022;
- (J) For the purposes of this exception, a "tower" is the portions of a **building** which collectively enclose the entirety of a **storey** above the Canadian Geodetic Datum elevation of 132.7 metres and without restriction on the **gross floor area** of any **storey** located above the Canadian Geodetic Datum elevation of 132.7 metres;
- (K) Despite (I) above and Regulations 50.5.40.60(1), 50.10.40.60(1), (2), (3) (5), (6), (7) and (8) and 50.10.40.70(1), the following **building** elements may encroach into the required minimum **building setbacks** shown on Diagram 3 of By-law 949-2022;
  - (i) balconies, cornices, window sills, parapets, trellises, pillars, patios, decks, guardrails, balustrades and railings, architectural, art and landscape features, pilasters, eaves, light fixtures, ornamental elements and railings may encroach to a maximum of 3.0 metres;
  - (ii) stairs, stair enclosures, retaining walls, doors, wheelchair ramps, decks, fences, screens, site servicing features, **structures** used for wind protection purposes, exterior signage, awnings and canopies, air vents and air intakes, **building** maintenance units, and underground garage ramps and associated **structures**;
  - (iii) window washing equipment and crane **structures**;
  - (iv) **structures** associated with the privately owned publicly accessible space, such as pergolas, gazebos or trellises; and
  - (v) terraces, inclusive of platforms, guards, and parapets, may exceed the minimum required **building setback** to the extent of the **main walls** of the **storey** located below it;
- (L) Despite Regulation 50.5.40.60(1), canopies and awnings are not subject to the height limitation of having to be located within 5.0 metres of the elevation of the ground directly below it;
- (M) Despite Regulation 50.10.40.50(1), **amenity space** for the use of residents of the **building** must be provided at a minimum rate of 3.55 square metres for each **dwelling unit**, in accordance with the following:
  - (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 1.55 square metres for each **dwelling unit** is outdoor **amenity space**; and
  - (iii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to indoor **amenity space**;
- (N) Despite Regulations 50.5.80.1(1), 200.5.10.1(1), 200.5.10.1(6), 200.10.1(2) and 200.5.200.50(1), and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.17 **parking spaces** for each **dwelling unit** for the use of the residents of the **building**;
  - (ii) a minimum of 113 **parking spaces** for the shared use of residential visitors and non-residential uses, and may be provided as non-exclusive **parking spaces** in a **public parking** facility; and
  - (iii) a minimum of 4 **parking spaces** required in (ii) above must be provided for the exclusive use of the **day nursery** for pick-up and drop-off operations in the manner described in Schedule A to this By-law 949-2022;
- (O) For each "car-share parking space" provided, the minimum number of required **parking spaces** for residents required pursuant to (N)(i) above may be reduced by four (4) **parking spaces**, up to a maximum of 1 "car-share parking space" per 60 dwelling units. For the purposes of this exception:
  - (i) "car-share" means the practice whereby a number of people share the use of one or more **vehicles** that are owned and operated by a profit or non-profit car-sharing organization, and such "car-share" **vehicles** are made available to at least the occupants of the **building** for short term rental, including hourly rental; and



- (ii) "car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for "car-share" purposes;
- (P) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of the total number of **parking spaces** provided may have a minimum width of 2.6 metres, despite being obstructed pursuant to Regulation 200.5.1.10(2)(D);
- (Q) For the purposes of Regulation 200.5.1.10(2)(A) and (D), Electric **Vehicle** Infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (R) Despite Regulations 200.15.1(1) and (3), 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 on one side of the accessible **parking space**;
- (S) Despite Regulations 200.15.1(4) and 200.15.1.5(1), an accessible **parking space** is not required to be the closest **parking space** to a barrier free entrance to a **building** or to a passenger elevator or be the shortest route from such entrance or elevator;
- (T) Despite Regulations 230.5.1.10(4) and (5) a **stacked bicycle parking space** must have the following minimum dimensions:
  - (i) length of 1.8 metres;
  - (ii) width of 0.45 metres; and
  - (iii) vertical clearance of 1.2 metres;
- (U) Despite Regulations 230.5.1.10(1) and 230.50.1.20(1), "short-term" **bicycle parking spaces** may:
  - (i) be located outdoors on the **lot**;
  - (ii) be located indoors or outdoors in an enclosed or secured room or enclosure on levels of the **building** below-ground, above-ground or on the first **storey**, provided that the "short-term" **bicycle parking spaces** will be publicly accessible; and
  - (iii) be located more than 30 metres from a pedestrian entrance to the **building** above or below ground level;
- (V) Despite Regulations 230.5.1.10(9) and 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space** arrangement and in any combination of vertical, horizontal or stacked positions;
- (W) Despite Clause 220.5.10.1, **loading spaces** must be provided on the lands in accordance with the following minimum requirements:
  - (i) three (3) Type "B" **loading spaces**;
  - (ii) two (2) Type "C" **loading spaces**;
  - (iii) one (1) Type "G" **loading space**; and
  - (iv) a grocery store or supermarket with a **gross floor area** of 5,000 square metres or more within the **building** must provide an additional one (1) Type "B" **loading space**.
- (X) Despite Regulation 220.5.20.1(1), a two-way **driveway** to a **loading space** may have sections that are divided by a median, provided that each direction has a minimum width of 3.5 metres in such sections;
- (Y) Regulation 50.10.20.100(21) with respect to specific conditions for an **outdoor patio** does not apply;
- (Z) Regulation 50.10.20.100(1) with respect to specific conditions for **amusement arcades** does not apply;
- (AA) Regulation 50.10.20.100(32) and Regulation 150.100.20.1(1) with respect to specific use conditions for **eating establishments** do not apply;
- (BB) Regulation 50.10.20.100(39) with respect to specific conditions for **entertainment place of assembly** and **amusement devices** do not apply;



(CC) Despite Regulation 600.20.10(1)(A) and (B), in the first **storey** of a **mixed-use building** or **non-residential building**, no minimum or maximum percentage of **lot frontage** abutting the priority retail **street** for any permitted use is required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 949-2022 Enacted ]

(45) Exception CRE 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 444-450 Richmond Street West, as shown on Diagram 1 of By-law 679-2023, if the requirements of by-law 679-2023 are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (U) below;
- (B) Despite Regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 90.85 metres and elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 50.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 679-2023;
- (D) Despite Regulations 50.5.40.10 (3) to (8) and 50.10.40.10(3), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) Wind screens, parapets, terrace or balcony guardrails, ornamental elements, pavers, balustrades, railings and dividers, pergolas, trellises, planters, eaves, privacy screens, stair enclosures, skylights, mechanical equipment, mechanical and architectural screens, access hatches, roof assemblies, roof drainage, chimneys, vents, lightning rods, light fixtures, pavers, elements of a **green roof**, **structures** located on the roof used for outside or open air recreation, chillers, air vents and exit hatch, by no more than 2.5 metres;
  - (ii) Elevator overrun, by no more than 4.0 metres;
  - (iii) Despite (i) above, privacy screening for outdoor **amenity space**, by no more than 3.0 metres;
- (E) The total permitted maximum **gross floor area** for all uses on the **lot** is 8,150 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 7,850 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 400 square metres;
- (F) Despite Regulations 50.10.40.50 (1), a **building** with 20 or more **dwelling units** must provide amenity space at the following rate:
  - (i) at least 2.82 square metres for each **dwelling unit** as indoor **amenity space** must be provided and a portion may be allocated to a pet wash area, a guest suite or as a multi-purpose room or rooms; and
  - (ii) at least 0.94 square metres of outdoor **amenity space** for each **dwelling unit** must be provided in a location adjoining or directly accessible to an area containing indoor **amenity space**;
- (G) Despite Regulation 50.5.40.40(3) the **gross floor area** of a **building** may be further reduced by the area of the **building** used for a pet wash area and a guest suite;
- (H) A maximum of 1 guest suite may be permitted as **amenity space**, provided that it:
  - (i) has no food preparation facilities; and
  - (ii) is available for use on a temporary basis as overnight accommodation exclusively for persons visiting residents of the **building**;
- (I) Despite Regulations 50.5.40.70(1) and 50.10.40.70(1)(3) and (5) and 50.10.40.80(1) and (3) and Section 600.10 the required minimum **building setbacks** and minimum distance between **main walls** must be provided as shown in metres on Diagram 3 of By-law 679-2023;
- (J) Despite Clause 50.5.40.60(1) and 50.10.40.60, and (I) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:



- (i) Cornices, eaves, light fixtures, parapets, landscaping features, trellises, window sills, ornamental elements, ventilation shafts, balustrades, guardrails, railings, wheelchair ramps, screening, stair enclosures, doors, underground garages ramp and associated **structures**, wheelchair ramps, damper, window washing equipment, up to a maximum of 0.5 metres;
  - (ii) Canopies, awnings and balconies are permitted up to a maximum of 1.5 metres. However, balconies along the south elevation are not permitted above a height of 36.15 metres;
  - (iii) Private terraces at all levels up to a maximum of 4.0 metres; and
  - (iv) **Structures** used for outside or open air recreation, safety or wind protection, up to a maximum of 1.6 metres;
- (K) Despite Regulation 200.5.1.10 (1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) **parking spaces** are not required for residential uses;
  - (ii) **parking spaces** are not required for non-residential uses;
  - (iii) **parking spaces** are not required for residential visitor uses;
  - (iv) a minimum of 1 **parking space** must be provided and marked for short-term delivery and service **vehicles**; and
  - (v) a minimum of 3 **parking spaces** must be provided and marked for short-term drop-off **vehicles**;
- (L) Despite Regulation 200.5.1.10(2), **parking spaces** required by (K) (iv) and (v) above, **parking spaces** with a minimum width of 2.6 metres and a minimum length of 5.6 metres do not need to be increased by 0.3 metres for each side of the **parking space** that is obstructed;
- (M) Regulation 50.10.80.1 (1) Outdoor Parking Restriction does not apply;
- (N) Despite Regulation 50.10.80.20.(1) **parking space** to be set back from a **lot line** does not apply;
- (O) Despite Regulations 220.5.1.10 (1) and 220.5.10.1(2), a minimum of one Type "C" **loading space** must be provided;
- (P) Despite Regulations 200.15.10(1)(2) and Clauses 200.15.10.5 and 200.15.10.10, no accessible **parking spaces** are required to be provided on the **lot**;
- (Q) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (R) Despite Regulations 230.5.1.10 (4)(B) and 230.5.1.10 (5)(A), a **bicycle parking space** in a vertical position may be provided with the following dimensions:
  - (i) a minimum vertical length of 1.9 metres;
  - (ii) a minimum width of 0.45 metres; and
  - (iii) a minimum horizontal clearance from the wall of 1.2 metres;
- (S) Despite Regulations 230.5.1.10(4)(A)(C) and 230.5.1.10 (5)(A), a **stacked bicycle parking space** may be provided with the following dimensions:
  - (i) a minimum length of 1.8 metres;
  - (ii) a minimum width of 0.45 metres;
  - (iii) a minimum vertical clearance of 1.2 metres; and
  - (iv) a combined vertical dimension for two **stacked bicycle parking spaces** of at least 2.4 metres;
- (T) Despite Regulation 230.50.1.20(1), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located inside the **building**;
- (U) A minimum of twenty percent of the total number of **dwelling units** on the **lot** must contain a minimum of two bedrooms, and a minimum of eleven percent of the total number of **dwelling units** on the **lot** must contain a minimum of three or more bedrooms.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)270 of former City of Toronto By-law 438-86. [ By-law: 679-2023(OLT) ]



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 462 Wellington Street West and part of 489-539 King Street West, if the requirements of By-law 1047-2022 are complied with, a **mixed use building** containing a **nursing home, residential care home** or "retirement home" with **bedsitting rooms** and/or **dwelling units** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) For the purpose of this exception, "retirement home" means **premises** used for semi-independent living accommodation for senior citizens in **bed-sitting rooms** and/or **dwelling units**, with common dining and lounge areas;
- (C) Despite Regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 86.48 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 50.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law 1047-2022;
- (E) Despite Regulations 50.5.40.10(3) to (8), 50.10.40.10 (3) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 of By-law 1047-2022:
  - (i) enclosed stairwells, roof access, elevator overruns, maintenance equipment storage, elevator shafts, by a maximum of 3 metres;
  - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, lighting fixtures, planters and landscape features by a maximum of 2 metres;
  - (iii) window washing equipment, flagpoles, and telecommunications equipment, by a maximum of 5 metres; and
  - (iv) trellises, pergolas, unenclosed **structures** providing safety or wind protection to rooftop **amenity spaces**, guard rails and railings, privacy and or divider screens and partitions on a balcony and/or terrace by a maximum of 3 metres;
- (F) Despite Regulations 50.5.40.10 (4) (A), and 50.10.40.10.3(A) and (E), mechanical equipment is not permitted to exceed the maximum permitted height on Diagram 6 of By-law 1047-2022 and must be wholly enclosed within the **building** envelope shown on Diagram 6 of By-law 1047-2022;
- (G) Despite Regulation 50.5.1.10 (3), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 22,360 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 14,790 square metres provided that the residential uses include a "retirement home", **nursing home** or **residential care home** with **bedsitting rooms** and/or **dwelling units**;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 7,570 square metres;
- (H) Despite (G) (i) above, a maximum number of 29 **dwelling units** is permitted on the **lot**;
- (I) In addition to Regulation 50.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the area in the **building** used for mechanical equipment, provided it is wholly enclosed within the **building**;
- (J) Despite Clauses 50.10.40.70, 50.10.40.71, 50.10.40.80 and 50.10.40.81 the required minimum **building setbacks** are shown in metres on Diagram 6 of By-law 1047-2022;
- (K) A required minimum ground floor **building setback** of 1.6 to 2.0 metres must be provided on the east side of the **building** from the east **lot line** as shown in metres by the dashed line on Diagram 6 of By-law 1047-2022;
- (L) A required minimum seventh floor **building setback** of 2.6 metres must be provided on the east side of the **building** from the east **lot line** as shown in metres by the dashed line on Diagram 6 of By-law 1047-2022;
- (M) A required minimum seventh floor **building setback** of 7.0 metres must be provided on the south side of the **building** from the south **lot line** as shown in metres by the dashed line on Diagram 6 of By-law 1047-2022;
- (N) Despite Regulation 5.10.40.70 (1) and Clause 50.10.40.60, the following elements may encroach into the required minimum **building setbacks** as follows:



- (i) balconies, guards, dividers, windscreens, railings, balustrades, art installations, landscape features, architectural elements, bay windows, pilasters, pillars, columns, wheel chair ramps, elements or **structures** used for outdoor or open-air recreation or **green roof** to a maximum of 1.5 metres;
  - (ii) porches, decks, canopies and awnings up to a maximum of 2.5 metres; and
  - (iii) window projections, sills, light fixtures, eaves, cornices and signage up to a maximum of 0.5 metres;
- (O) Despite Regulations 50.10.80.1(3), 200.5.10.1(1), Table 200.5.10.1, and Regulation 200.5.200.50(1), a minimum of 22 **parking spaces** must be provided and maintained on the **lot**;
- (P) If a **parking space** is provided as a **stacked parking space**, the elevating device is not considered an obstruction, as described in Regulation 200.5.1.10 (2) (D), and additional width for the **parking space** is not required;
- (Q) Despite Regulation 200.5.1.10(2)(D), electric vehicle charging equipment is not considered an obstruction provided that the equipment is located in the same parking space as the vehicle to be charged, and
  - (i) is within 0.25 metres of two adjoining sides of the **parking spaces** which are not adjacent and parallel to the **drive aisle** from which **vehicle** access is provided, measured at right angles; or
  - (ii) is at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided measures at rights angles, and at least 1.0 metre from the ground.
- (R) Despite Clause 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** as follows:
  - (i) A minimum of one Type "B" **loading space**; and
  - (ii) A minimum of one Type "C" **loading space**;
- (S) Despite Regulation 230.5.1.10(9)(A)(iii) and (B) (iii) required "long term" **bicycle parking spaces** for all uses, may be located on any level of the building below ground regardless of how much floor area is occupied by **bicycle parking spaces**;
- (T) Despite Regulation 230.50.1.20(1) "short term" **bicycle parking spaces** may be located up to 70 metres from the pedestrian entrance to the **building** on the **lot** and in the "privately owned publicly-accessible open space" at the rear of the **lot** as described in (V) below;
- (U) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (V) A "privately owned publicly-accessible open space" with a minimum area of 230 square metres must be provided on the ground level generally as shown within the area identified on Diagram 6 of By-law 1047-2022;
  - (i) for the purpose of this exception, "privately owned publicly-accessible open space" means a space on the **lot** situated at ground level within the area with diagonal lines shown on Diagram 6 of By-law 1047-2022, that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plaza, short term **bicycle parking** required by By-law 1047-2022, and ornamental **structures** and is used principally for the purpose of sitting, standing and other recreational uses;
- (W) Section 600.10 Building Setback Overlay District Map does not apply; and
- (X) Regulation 50.10.40.30(1), regarding maximum **building depth**, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1047-2022 Enacted ]

(47) Exception CRE 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) On 241 Richmond Street West and 133 John Street, if the requirements of By-law 851-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) The permitted maximum **gross floor area** of all **buildings** or **structures** must not exceed 33,500 square metres, of which a minimum of 1,273 square metres must be non-residential **gross floor area**;



- (C) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (C)(ii) above are not included in the provision required by (C)(i) above;
  - (iv) An additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (v) Convertible **dwelling units**, as described in (C)(iv) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (D) Despite Regulation 50.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 88.0 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 50.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3C of By-law 851-2022, except that the permitted maximum height of the second **storey** is shown on Diagram 3A and the permitted maximum height of the eighth **storey** is shown on Diagram 3B;
- (F) Despite Regulations 50.5.40.10(3) and 4 and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 3A, 3B and 3C of By-law 851-2022:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 7.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (F)(i) above, inclusive of a mechanical penthouse, by a maximum of 7.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres, provided they are located on the roof on the 35th **storey** or greater, and these elements have an additional projection beyond the specified projection in (F)(i) and (F)(ii);
  - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres above the roof-of mechanical penthouse and above the maximum heights permitted in (F)(i) and (F)(ii);
  - (v) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres; above the maximum heights permitted in (F)(i)
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (G) Despite Regulation 50.5.40.70(1), Clause 50.10.40.30 and Clause 50.10.40.70 and Article 600.10.10, the required minimum **building setbacks** and **building depth** are as shown in metres Diagrams 3A, 3B and 3C of By-law 851-2022;
- (H) Despite Regulations 50.10.40.80(1) and (3) and Article 600.10.10, the required separation of **main walls** are as shown in metres on Diagrams 3A, 3B and 3C of By-law 851-2022;
- (I) Despite Clause 50.5.40.60 and 50.10.40.60 and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies by a maximum of 2.6 metres in zone A only, as shown on Diagram 3B of By-law 851-2022, between **storeys** 4-8;
  - (ii) balconies by a maximum of 3.415 metres in zone A only, as shown on Diagram 3C of By-law 851-2022, at **storey** 9;



- (iii) balconies by a maximum of 3.290 metres in zone A and 3.420 metres in zone B, as shown on Diagram 3C of By-law 851-2022, between **storeys** 10-17;
  - (iv) balconies by a maximum of 3.805 metres in zone A and 2.435 metres in zone B, as shown on Diagram 3C of By-law 851-2022, between **storeys** 18-33;
  - (v) balconies by a maximum of 3.360 metres in zone A and 1.990 metres in zone B, as shown on Diagram 3C of By-law 851-2022, at **storey** 34;
  - (vi) balconies by a maximum of 3.165 metres in zone B only, as shown on Diagram 3C of By-law 851-2022, between **storeys** 35-40;
  - (vii) canopies and awnings, by a maximum of 3.0 metres;
  - (viii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (ix) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 4.0 metres;
  - (x) architectural features, such as a pilaster, decorative column, projecting cornice, sill, belt course, or chimney breast, by a maximum of 3.5 metres;
  - (xi) window projections within base **building** height, including bay windows and box windows, by a maximum of 2.0 metres;
  - (xii) eaves, by a maximum of 2.0 metres;
  - (xiii) a dormer, by a maximum of 2.0 metres; and
  - (xiv) antennae, vents, and pipes, by a maximum of 1.0 metres;
- (J) Despite Regulation 50.10.40.50(1) **amenity space** must be provided at a minimum rate of 2.32 square metres for each **dwelling unit** on the **lot** as follows:
- (i) at least 1.15 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.17 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) the outdoor component is not permitted to be a **green roof**;
- (K) Despite Regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.2 **parking spaces** per **dwelling unit** for the use of residents;
  - (ii) a minimum of 2 "car-share parking spaces"; and
  - (iii) no **parking spaces** are required for the use of residential visitors; and non-residential uses;
  - (iv) for the purpose of this exception, "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit sharing organization and where such organization may require the use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (v) for the purpose of this exception, a "car-share parking space" means a **parking space** exclusively reserved and actively used for "car-share" purposes, including by non-residents.
- (L) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 7 percent of the total number of **parking spaces** may be obstructed on one or two sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (M) Despite Regulation 200.15.10(1), a minimum of 4 of the required **parking spaces** must be accessible **parking spaces**;
- (N) Despite Regulations 230.5.1.10(4) and (5), a **stacked bicycle parking space** must have the following minimum dimensions:
- (i) Length of 1.82 metres;
  - (ii) Width of 0.45 metres; and
  - (iii) Vertical Clearance of 2.54 metres;
- (O) Despite Regulations 220.5.10.1, a minimum of one Type "G" **loading space** must be provided on the **lot**.



Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 851-2022 Enacted ]

(48) Exception CRE 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 224, 230, 236 and 240 Adelaide Street West, if the requirements of By-law 1042-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Y) below;
- (B) The permitted maximum **gross floor area** of all **buildings** or **structures** must not exceed 36,100 square metres, of which a minimum of 1,400 square metres must be non-residential **gross floor area**;
- (C) The provision of **dwelling units** is subject to the following:
  - (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (C)(ii) above are not included in the provision required by (C)(i) above;
  - (iv) An additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (v) **Dwelling units**, as described in (C)(iv) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (D) Despite Regulation 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 87.32 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 50.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1042-2022;
- (F) Above a height of 183.5 metres, the only permitted use is **amenity space**, to a maximum floor area of 650 square metres;
- (G) Despite Regulations 50.5.40.10(3), 50.5.40.10(4), 50.5.40.10(6), 50.5.40.10(7) and 50.10.40.10(3) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1042-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 3.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (H) Regulations 50.5.40.10(5) and 50.5.40.10(8) with respect to height projections of elements for the functional operation of a **building**, do not apply;
- (I) Despite Regulations 50.10.40.70(1), 50.10.40.70 (3), 50.10.40.70 (4), 50.10.40.70 (5), 50.10.40.80(1), 50.10.40.80(2), 50.10.40.80(3) and Article 600.10.10, the required minimum **building setbacks** and window separation are as shown in metres on Diagram 3 of By-law 1042-2022;
- (J) Despite Clauses 50.5.40.60 and 50.10.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:



- (i) balconies, by a maximum of 1.5 metres;
  - (ii) canopies and awnings by a maximum of 2.5 metres;
  - (iii) terraces, to the same distance as the **main wall** directly below them;
  - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 1.5 metres;
  - (v) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.5 metres;
  - (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (vii) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
  - (viii) eaves, by a maximum of 1.5 metres;
  - (ix) a dormer, by a maximum of 1.5 metres; and
  - (x) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;
- (K) Despite (J)(i) above, balconies are not permitted on the north **main wall** of a **building** between the Canadian Geodetic Datum of 87.32 metres and a height of 38.4 metres; and
- (i) For the purpose of (K) above, a terrace and a **green roof** are not a balcony;
- (L) Despite (E), (G), (I) and (J) above, within "Area A" shown on Diagram 3 of By-law 1042-2022, the north **main wall** must be set back a minimum of 3.8 metres from the north **lot line** between a height of 16.5 and 38.0 metres; and
- (i) only columns, shear walls and architectural cladding may encroach within the **building setback** required in (L), to a maximum of 1.5 metres;
- (M) Despite (E), (G), (I) and (J) above, within "Area B" shown on Diagram 3 of By-law 1042-2022, the south **main wall** must be set back a minimum of 1.1 metres from the south **lot line** between the Canadian Geodetic Datum of 87.32 metres and a height of 5.5 metres; and
- (i) only columns, shear walls and architectural cladding, and canopies may encroach within the **building setback** required in (M);
- (N) Despite (E), (G), (I) and (J) above, within "Area C" shown on Diagram 3 of By-law 1042-2022, the west **main wall** must be set back a minimum of 0.5 metres from the west **lot line**, between the Canadian Geodetic Datum of 87.32 metres and a height of 5.5 metres; and
- (i) only columns, shear walls and architectural cladding, and canopies may be located within the **building setback** required in (N);
- (O) Despite Regulation 50.10.40.50(1), **amenity space** must be provided at a minimum rate of 2.5 square metres for each **dwelling unit** on the **lot** as follows:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 350 square metres of outdoor **amenity space**, of which 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 may be a **green roof**;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) no **parking spaces** for the use of residential occupants; and
  - (ii) a minimum of 3 **parking spaces** are required on the ground level for the shared use of residential visitors and non-residential uses;
- (Q) Despite Regulation 200.5.1.10(2), any **parking spaces** provided on the **lot** within an "automated parking system" may have a minimum width of 2.6 metres, and be obstructed on one side, as described in Regulation 200.5.1.10(2)(D), without being required to provide additional width for the obstructed sides of the **parking space**;
- (i) for the purpose of this exception, an "automated parking system" means a mechanical system for the purpose of parking and retrieving **vehicles** with or without drivers in the **vehicle** during parking and without the use of ramping or **drive aisles**, and where automated maneuvering of other **vehicles** may be required for **vehicles** to be parked or retrieved;



- (R) Despite Regulation 200.5.1.10(2)(D), Electric **Vehicle** Infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (S) Regulations 200.5.1.10(5), (6) and (14) do not apply to **parking spaces** in an "automated parking system";
- (T) Despite Regulation 200.15.10(1) and Clauses 200.15.10.5 and 200.15.10.10, accessible **parking spaces** are not required;
- (U) Despite 200.5.1.10(13), access to **parking spaces** may be provided by an "automated parking system";
- (V) Regulations 200.5.1(3) and (12) do not apply to an "automated parking system", provided that the access to the elevating mechanism enclosure of the "automated parking system" complies 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 the elevating mechanism enclosure must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (W) Despite Regulations 220.5.10.1(1), (2), (3), (5), and (6), **loading spaces** shall be provided and maintained on the **lot** in accordance with the following:
  - (i) 1 Type "C" **loading space**; and
  - (ii) 1 shared Type "G" and Type "B" **loading space**;
- (X) Despite Regulation 230.5.1.10(4)(B), vertical **bicycle parking spaces** must have the following minimum dimensions:
  - (i) Length or vertical clearance of 1.9 metres;
  - (ii) Width of 0.4 metres; and,
  - (iii) Horizontal clearance from the wall of 1.2 metres;
- (Y) Despite Regulation 230.5.1.10.(9)(B)(iii), "long-term" **bicycle parking spaces** may be located on the first or second level of the **building** below-ground.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1042-2022 Enacted ]

(49) Exception CRE 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) On 254 and 260 Adelaide Street West, if the requirements of By-law 920-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) below;
- (B) In addition to the non-residential uses permitted in Regulations 50.10.20.10(1)(A) and 50.10.20.20(1)(A), **public parking** and "paramedic post", as described in (C)(v) below, are also permitted;
- (C) The permitted **gross floor area** of all **buildings** or **structures** must not exceed 53,500 square metres, of which:
  - (i) The permitted maximum **gross floor area** for residential uses is 52,500 square metres;
  - (ii) The required minimum **gross floor area** for non-residential uses is 1,500 square metres;
  - (iii) A minimum of 925 square metres of the permitted non-residential **gross floor area** is required for a **community centre**;
  - (iv) A minimum of 110 square metres of the permitted non-residential **gross floor area** is required for a "paramedic post"; and
  - (v) For the purpose of this exception, "paramedic post" means premises used and operated by medical professionals and paramedics dealing with medical emergencies, as well as complex



non-emergency hospital admissions, discharges and transfers. A paramedic post may include an ambulance depot;

- (D) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (D)(ii) above are not included in the provision required by (D)(i) above;
  - (iv) An additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (v) **Dwelling units**, as described in (D)(iv) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (E) In addition to the areas of a **building** listed in Regulation 50.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by the area in the **building** used for **public parking** below-ground;
- (F) Despite Regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 87.10 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite Regulation 50.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 920-2022;
- (H) Despite Regulations 50.5.40.10(3), (4), (5), (6), (7), and (8), 50.10.40.10(3) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 920-2022 as follows:
- (i) equipment used for the functional operation of the **building** including electrical, utility, ventilation and mechanical equipment, including mechanical penthouses, by a maximum of 8.5 metres;
  - (ii) divider screens, on a balcony and/or terrace, planters, landscape features, guard rails, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, architectural features, parapets, and lighting rods by a maximum of 3.0 metres;
  - (iii) trellis, pergolas and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
  - (iv) window washing equipment, **building** maintenance units and related screening may project above the permitted height limit for the mechanical penthouse as set out in subsection (H)(i) by a maximum of 5.0 metres; and
  - (v) elements listed in subsection (H)(ii) may project above the permitted height limit for the mechanical penthouse as set out in subsection (H)(i) by a maximum of 3.0 metres.
- (I) In the area labelled "Throughway" on Diagram 3a of By-law 920-2022, a continuous area measuring a minimum height of 6.0 metres and a minimum width of 5.5 metres, which has no **buildings** or **structures**, except for **structures** required for **landscaping** and **soft landscaping**, must be provided commencing from the north part of the **building** in the "Throughway" and ending in the south part of the **building** in the "Throughway";
- (J) Despite Regulations 50.5.40.70(1), 50.10.40.70(1), (3), and (5), Article 600.10.10, and Clause 50.10.40.80, the required minimum **building setbacks**, **building setbacks** from a **lane** and minimum above ground separation distances are as shown in metres on Diagram 3 of By-law 920-2022;
- (K) Despite (J) above and Regulations 50.10.40.60(1) to (8), the following elements of a **building** or **structure** may encroach into the required **building setbacks** and **main wall** separation distances shown on Diagram 3 of By-law 920-2022 as follows:
- (i) planters, light fixtures, decorative screens, privacy screens, ornamental elements, art and landscape features, **landscaping**, public art, ventilation shafts, railings, fences, site servicing features, retaining walls, bollards, wheel chair ramps and vehicular parking ramps, by a maximum of 3.0 metres;



- (ii) balconies, balcony guards and dividers, by a maximum of 2.0 metres;
  - (iii) awnings, canopies and all vertical extensions of such awnings and canopies, lighting fixtures, architectural features, planters, guardrails, and stairs; by a maximum of 1.5 metres;
  - (iv) eaves, roof drainage, light fixtures, parapets, window washing equipment, architectural flutes and window sills, by a maximum of 1.0 metre; and
  - (v) **outdoor patios** on the ground level may encroach into required **building setbacks** outside the areas delineated as "Privately Owned Public Space" on Diagram 3A of By-law 920-2022;
- (L) Despite Regulation 50.10.40.50(1) **amenity space** must be provided at a minimum rate of 2.5 square metres for each **dwelling unit** on the **lot** as follows:
  - (i) at least 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.0 square metres for each **dwelling unit** as outdoor **amenity space**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) none of the outdoor component may be a **green roof**;
  - (iv) indoor **amenity space** may include guest suites that do not exceed an aggregate **gross floor area** of 100.0 square metres; and
  - (v) for the purposes of this exception, guest suites units do not constitute **dwelling units**;
- (M) Despite Regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.01 **parking spaces** per **dwelling unit** for the use of residential visitors;
  - (ii) no **parking spaces** are required for the use of residential occupants or non-residential uses;
  - (iii) **parking spaces** for residential visitors in (L)(i) may be provided as part of a **public parking** use;
  - (iv) "car share parking spaces" are permitted, as defined in (v) and (vi) below;
  - (v) for the purpose of this exception, "car-share" 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 to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (vi) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes; and
  - (vii) for the purpose of this exception, a "car-share parking space" means a **parking space** exclusively reserved and actively used for "car-share" purposes, including by non-residents;
- (N) Despite Regulation 200.5.1.10(2)(A)(iv) and (D), a maximum of 10 **parking spaces** may have a minimum width of 2.6 metres and obstructed on one or two sides, as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (O) Despite Regulations 200.5.1.10(2)(A)(iv) and (D), electric **vehicle** infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (P) Equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
  - (i) being within 0.25 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or
  - (ii) being at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (Q) Despite Regulation 200.25.15(1) and 200.25.2(1), accessible **parking spaces** must be provided in accordance with the accessible parking rates in Clauses 200.15.10.10 and 200.15.10.5;
- (R) Despite Regulations 200.15.1(1) to (4), accessible **parking spaces** must be provided in accordance with the following:
  - (i) An accessible **parking space** must have the following minimum dimensions:
    - (a) width of 3.4 metres;



- (b) length of 5.6 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 on one side of the accessible **parking space**; and
- (iii) Accessible **parking spaces** must be located within 25.0 metres of a barrier free entrance to a **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (S) Despite Regulations 230.5.1.10(4), a **stacked bicycle parking** space must have the following minimum dimensions:
  - (i) width of 0.2 metres;
  - (ii) length of 1.2 metres; and
  - (iii) vertical clearance of 1.2 metres;
- (T) Despite Regulation 230.5.1.10(5)(A), an area used to provide **bicycle parking spaces** must have a minimum vertical clearance of 1.2 metres for **stacked bicycle parking spaces**;
- (U) Despite Regulations 230.5.1.10(9) and (10), and Clause 230.40.1.20, "long-term" and "short-term" **bicycle parking spaces** may be:
  - (i) located in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions;
  - (ii) located outdoors or indoors in a secure or enclosed room or enclosure on any floor of a **building** above or below ground level; and
  - (iii) located more than 30 metres from a pedestrian entrance;
- (V) Despite Regulation 220.5.10.1(2) and (3), a minimum of one Type "C" and one Type "G" **loading space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 920-2022 Enacted ]

(50) Exception CRE 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 14 Duncan Street, and 180, 184 and 188 Pearl Street, if the requirements of By-law 973-2022 are complied with, a **mixed use building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below;
- (B) Despite Regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 86.36 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the permitted non-residential uses with conditions listed in Regulation 50.10.20.20(1)(A), **public parking** is permitted provided it is located in a below ground **parking garage**;
- (D) The permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 34,300 square metres, of which:
  - (i) the required minimum **gross floor area** for non-residential uses is 6,800 square metres;
- (E) The provision of **dwelling units** is subject to the following:
  - (i) A minimum of 22 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 11 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (E)(ii) above are not included in the provision required by (E)(i) above.
- (F) Despite Clause 50.10.40.10, the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 973-2022;



- (G) Despite Regulations 50.5.40.10(4) to (7), 50.10.40.10(3) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 973-2022:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 5.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.8 metres.
- (H) Despite Regulation 50.5.40.10(8) and (G) above, no **building**, equipment or **structure** may project beyond a maximum height of 157.0 metres, except for chimneys, pipes and vents to a maximum of 3.0 metres;
- (I) Regulation 50.10.40.30(1) with respect to maximum permitted **building depth** does not apply;
- (J) Despite Regulations 50.10.40.70(1), (4) and (5), and 50.10.40.80(1), (2) and (3), and Article 600.10.10, the required minimum **building setbacks** and minimum above-ground separation distance are as shown in metres on Diagram 3 of By-law 973-2022;
- (K) Despite (F) and (J) above, no portion of a **building** or **structure** may be located within the hatched areas shown on Diagram 3 of By-law 973-2022, as follows:
- (i) between a height of 13.0 metres and a height of 23.9 metres;
  - (ii) between a height of 17.0 metres and a height of 23.9 metres; and
  - (iii) between a height of 20.9 metres and a height of 23.9 metres.
- (L) Despite Regulations 50.5.40.60(1) and 50.10.40.60(1) to (8), and (J) and (K) above, the following **building** elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and awnings, by a maximum of 2.5 metres;
  - (ii) exterior stairs, access ramps and elevating devices;
  - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.5 metres;
  - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
  - (vi) eaves, by a maximum of 2.5 metres;
  - (vii) a dormer, by a maximum of 2.5 metres;
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes; and
  - (ix) terraces, inclusive of platforms, guards, and parapets, to the extent of the **main walls** of the **storey** located below.
- (M) Despite Regulations 200.5.10.1(1), Table 200.5.10.1, 200.5.10.1(6), 200.10.1(2) and 200.5.200.50(1), **vehicle parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.26 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 24 **parking spaces** for the shared use of residential visitors and non-residential uses, which may be provided as **public parking**.
- (N) Despite Regulation 200.5.1.10(13), a **vehicle** elevator is not an obstruction to the access of a **parking space**, provided that a minimum of 2 **vehicle** queuing spaces are provided in a **stacking aisle** within the **building**;



- (O) Despite Clause 220.5.10.1, **loading spaces** must be provided and maintained in accordance with the following minimum requirements:
- (i) One Type "G" **loading space**; and
  - (ii) One Type "B" **loading space**.
- (P) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (Q) Clause 230.5.10.11, regarding bicycle parking rate exemptions for a **lawfully existing building**, does not apply;
- (R) Regulation 50.10.40.10(2), regarding heritage **building** volume permissions beyond the permitted maximum height, does not apply; and
- (S) Article 600.10.10 respecting **building setbacks**, **building** separation, separation of **main walls**, and projections and encroachments into **building setbacks** and **angular planes**, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 973-2022 ]

(51) Exception CRE 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 120, 122, 124, 126 and 128 Peter Street and 357 and 359 Richmond Street West, if the requirements of By-law 1165-2022(OLT) are complied with, a **mixed use building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (DD) below;
- (B) Despite Regulations 50.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 88.30 metres and the elevation of the highest point of the **building or structure**;
- (C) In addition to the permitted uses listed in Regulations 50.10.20.10 (1) and 50.10.20.20 (1) the following additional uses are permitted:
- (i) **public parking**;
  - (ii) car-share; and
  - (iii) temporary sales facility;
- (D) Despite Regulation 50.10.40.10 (1) and (2), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1165-2022(OLT);
- (E) Despite Regulations 50.5.40.10 (3) to (8) and 50.10.40.10 (2) and (3) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1165-2022(OLT):
- (i) **structures** and elements related to outdoor flooring and roofing assembly by a maximum of 0.5 metres;
  - (ii) **structures** and elements used for **green roof** purposes, mechanical elements, mechanical intake and exhaust ventilations, chimneys, garbage chutes, light fixtures, signage, lightning rods, green energy and renewable energy facilities (such as solar panels) by a maximum of 2.0 metres;
  - (iii) parapets, exterior cladding elements, ornamental or architectural features, dormers, planters, water features, bollards, fences, terrace dividers, privacy and architectural screens, outdoor furniture, artworks, by a maximum of 2.5 metres;
  - (iv) access to rooftops and terraces such as access hatches, stairs, ladders, ramps, elevator overruns, guardrails, railings and safety railings by a maximum of 3.0 metres;
  - (v) **structures** and elements for pool and pool accessories, cabanas, pergolas, trellises, by a maximum of 3.6 metres;
  - (vi) emergency generator and support **structures** by a maximum of 4 metres;
  - (vii) **structures**, elements and architectural features for wind mitigation and window washing equipment by a maximum of 5.5 metres; and
  - (viii) cooling tower and support **structures** by a maximum of 6.0 metres;



- (F) Despite (E) above and with the exception of wind mitigation features, safety railings, lightning rods and window washing equipment which may project vertically to the maximum extent described in (E) above, and flight warning fixtures, nothing can project beyond a maximum height of 123.55 metres on the north side of the **building** and a maximum height of 141.36 metres on the south side of the **building** in the area illustrated as 'Sloped Roof' on Diagram 3 of By-law 1165-2022(OLT);
- (G) Despite (E) above, only equipment used for the functional operation of the heritage **building(s)** such as, but not limited to, venting, mechanical elements generators, telecommunication infrastructure, and chimney stacks, and such elements provided as part of an approved conservation plan for the heritage **building(s)**, may project above the height limits of 11.5 metres and 12 metres illustrated on Diagram 3 of By-law 1165-2022(OLT);
- (i) For the purposes of interpreting this By-law, the 11.5 metre and 12 metre height limits apply to the extent of the heritage **buildings** illustrated on Diagram 4 of By-law 1165-2022(OLT);
- (H) Despite Regulation 50.5.1.10 (3) and 50.5.40.40 (3) the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 23,100 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 22,800 square metres; and
- (ii) the permitted maximum **gross floor area** for non-residential uses is 6,300 square metres, excluding the **gross floor area** associated with the **public parking** use;
- (I) In addition to the elements which reduce **gross floor area** listed in Regulation 50.5.40.40(3), the following elements also reduce the **gross floor area** of a **building**:
- (i) areas used to access **parking spaces** and **loading spaces**; and
- (ii) open to below areas within the **building**, void space;
- (J) **Dwelling units** on the **lot** must include:
- (i) a minimum of 20 percent of the total number of **dwelling units** must contain two bedrooms;
- (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three bedrooms; and
- (iii) in the event that the calculation of the number of proposed **dwelling units** with two or three bedrooms results in a number with a fraction, the number of **dwelling units** shall be rounded up to the next whole number;
- (K) Despite Regulation 50.10.40.50(1), **amenity space** on the **lot** must be provided at the following rates:
- (i) if the building contains a **hotel** use:
- (a) at least 3.43 square metres for each **dwelling unit** as indoor amenity space of which a minimum of 1.4 square metres per **dwelling unit** is for the exclusive use of residents, and the balance may be accessible to **hotel** users; and
- (b) at least 1.59 square metres for each **dwelling unit** as outdoor amenity space of which a minimum of 0.83 square metres per **dwelling unit** is for the exclusive use of residents, and the balance may be accessible to **hotel** users;
- (ii) if the **building** does not contain a **hotel** use:
- (a) at least 2.1 square metres for each **dwelling unit** as indoor **amenity space**; and
- (b) at least 1.9 square metres for each **dwelling unit** as outdoor **amenity space**;
- (iii) when calculating the provision in square metres of indoor **amenity space**, the area is measured as the area bounded by the interior surface of demising walls separating **amenity spaces** from other spaces and the interior surface of all exterior walls, and includes areas within the **amenity space** occupied by mechanical/utility and structural columns;
- (L) Despite Clauses 50.10.40.70, 50.10.40.71, 50.10.40.80 and 50.10.40.81 the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1165-2022(OLT);
- (M) A required minimum **building setback** of 10 metres from the north property line along Richmond Street West and 16 metres from the west property line must be provided at a height from 12 metres to 16 metres above the heritage **building** situated on the north portion of the **lot**, in the area of the dashed line as shown in metres on Diagram 4 of By-law 1165-2022(OLT);
- (N) A required minimum **building setback** of 11 metres from the east property line along Peter Street and 20 metres from the south property line must be provided at a height from 12 metres to 16 metres



- above the heritage **building** on the east portion of the **lot**, in the area of the dashed line as shown in metres on Diagram 4 of By-law 1165-2022(OLT);
- (O) Despite Clause 50.10.40.60 and (L), (M) and (N) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) lighting fixtures, signage and directory pylons, street furniture, fire hose connections, gas meters, canopies, including supporting **structures**, awnings, lighting trellises, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, vents, ramps to underground parking areas and associated enclosures, piers and sun-shades, landscape and **green roof** elements, wind mitigation **structures**, covers over walkways, privacy screens, planters, fencing, bollards, safety railings, trellises, guards, retaining walls, bicycle parking facilities, ornamental or architectural features, and art installations, and cladding added to the exterior surface of a **main wall**;
  - (ii) balconies to a maximum of 1 metre;
  - (iii) cornices, sills and eaves to a maximum of 0.5 metres; and
  - (iv) equipment used for the functional operation of the heritage **building(s)** and such elements provided as part of an approved conservation plan for the heritage **building(s)**;
- (P) Despite (L), (M), (N) and (O) above, balcony encroachments are not permitted within the balcony restriction zones on the east and west sides of the **building** in the area illustrated with the hatched lines on Diagram 4 of By-law 1165-2022(OLT);
- (Q) Despite Regulations 50.5.80.10 (1), 200.5.1 (2), and 200.5.10.1 (1) and (5), Clause 200.20.10, and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.17 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) no residential visitor **parking spaces** are required;
  - (iii) 0.2 **parking spaces** per 100 square metres of floor area for **hotel** uses up to a maximum of 14 **parking spaces**;
  - (iv) with the exception of (iii) above and (v) below, no **parking spaces** are required for non-residential uses;
  - (v) if the **building** contains a **hotel** use a minimum of 2 **parking spaces** must be provided for pick-up and drop-off for the **hotel** use; and
  - (vi) up to 35 of the residential occupant **parking spaces** required in (Q) (i) above may be provided and maintained as off-site **parking spaces** on the lands municipally known in the year 2017 as 102-118 Peter Street and 350-354 Adelaide Street West and illustrated on Diagram 1 of By-law 1471-2017;
- (R) Despite Regulation 200.5.1.10(2)(A)(iv), five of the required **parking spaces** may be obstructed on one side as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed side of the **parking space**;
- (S) Regulation 200.5.1.10(12)(C) with respect to the width of **driveways** and the location of a **vehicle** entrance or exit does not apply;
- (T) Despite Regulation 200.5.1.10(13), access to **parking spaces** may be from a **vehicle** elevator;
- (U) Car Share:
- (i) For the purpose of this exception, "car share" means the practice whereby a number of people share the use of one or more cars that are owned and operated by a profit or non-profit car-sharing organization;
- (V) Despite Regulations 220.5.1(2) and 220.5.1.10 (1) and Clause 220.5.10.1 one (1) Type "G" **loading space** must be provided and maintained on the **lot**;
- (W) Despite of Regulation 50.10.90.40, a **loading space** may be accessed from a major street;
- (X) Despite Regulation 230.5.1.10 (4)(A)(ii) and 230.5.1.10 (4)(B)(ii), minimum width of a **bicycle parking space** may be 450 mm;
- (Y) Despite Regulation 230.5.1.10 (9)(A) (iii) and (B) (iii) required "long term" **bicycle parking spaces** may be located on any level of the **building** below-ground regardless of how much floor area is occupied by **bicycle parking spaces**.
- (Z) Despite Regulation 230.5.1.10 (10) a "short term" **bicycle parking space** may also be located in a **stacked bicycle parking space**;



(AA) A "privately owned publicly-accessible open space" with a minimum area of 100 square metres must be provided on the ground level generally as shown within the area identified on Diagram 4 of By-law 1165-2022(OLT);

- (i) for the purpose of this exception, "privately owned publicly-accessible open space" means a space on the **lot** situated at ground level that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plaza, landscape elements, short term bicycle parking required by By-law 1165-2022(OLT), and is used principally for the purpose of sitting, standing and other recreational purposes.

(BB) Section 600.10 Building Setback Overlay District Map does not apply;

(CC) Regulation 50.10.40.30(1) does not apply;

(DD) Regulation 50.10.40.1(4)(A) does not apply;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1165-2022(OLT) ]

(52) Exception CRE 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) On 23 Buckingham Street, as shown on Diagram 1 of By-law 682-2023(OLT), if the requirements of Section 6 and Section A of By-law 682-2023(OLT), are complied with, one or more **mixed-use buildings** may be constructed in compliance with Regulations (B) through (V) below;
- (B) Despite Regulation 50.10.20, **Public Parking** is a permitted use;
- (C) Despite Regulation 50.10.40.30, no portion of any **building** or **structure** erected or used above ground will be located otherwise than wholly within the lines delineating the height areas on Diagram 3;
- (D) Despite Regulation 50.5.40.10(1), the height of a **building** or **structure**, is measured as the vertical distance between the Canadian Geodetic Datum elevation of 95.95 metres and the highest point of the **building** or **structure**;
- (E) Despite Regulation 50.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagram 3 of By-law 682-2023(OLT);
  - (i) For the purposes of this exception, the permitted maximum height of a **building** or **structure** is inclusive of the mechanical penthouse;
- (F) Despite Regulation 50.10.40.10(4), the permitted maximum number of **storeys** of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 3 of By-law 682-2023(OLT);
  - (i) For the purposes of this exception, a mechanical penthouse and rooftop vestibule do not constitute a **storey**;
- (G) Despite Regulation 50.5.40.10 and (E) and (F) above the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 3 of By-law 682-2023(OLT):
  - (i) equipment used for the functional operation of the **building** such as mechanical and ventilation equipment, elevator over-runs, chimneys and vents by a maximum of 3.0 metres beyond the permitted maximum height of the mechanical penthouse;
  - (ii) fences, raised planters, **landscaping** features, light fixtures, guardrails associated with an outdoor **amenity space** by a maximum of 3.0 metres;
  - (iii) railings located at each of the roof levels of the **building** by a maximum of 1.1 metres;
  - (iv) a parapet, including roof drainage, thermal insulation and roof ballast, at each of the roof levels of the **building** by a maximum of 1.2 metres;
  - (v) elements associated with a **green roof** by a maximum of 0.5 metres;
  - (vi) **structures** used for outside or open air recreation, safety or wind protection purposes by a maximum of 3.0 metres;
  - (vii) spires, ornamental, decorative or architectural elements, located above the height of each of the roof levels by a maximum of 7.0 metres; and



- (viii) window washing equipment, lightning rods and exhaust flues located above the mechanical penthouse roof level by a maximum of 1.2 metres.
- (H) The permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 55,700 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 50,350 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 5,350 square metres.
- (I) For greater clarity:
- (i) a minimum of 3,500 square metres of non-residential **gross floor area** must be provided and maintained on the **lot** provided the total **gross floor area** does not exceed 30,000 square metres; and
  - (ii) an additional minimum of 1,850 square metres of non-residential **gross floor area** must be provided on the **lot** for an aggregate total of 5,350 square metres of non-residential **gross floor area** with the phase of development that results in a total **gross floor area** exceeding 30,000 square metres.
- (J) Despite Regulation 50.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 682-2023(OLT);
- (K) Despite Sections 50.10.40.60 and 50.10.40.70 and (J) above, the following **building** elements and **structures** may encroach into the required minimum **building setbacks** shown on Diagram 3 of By-law 682-2023(OLT):
- (i) eaves, cornices, columns, public art features, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards, awnings, arcades, canopies, raised planters, patios, retaining walls, fences, vents, screens, wind mitigation screens and features, underground garage ramp and associated **structures**, damper equipment; window washing equipment to a maximum of 2.5 metres;
  - (ii) balconies and bay windows to a maximum of 1.8 metres;
  - (iii) **structures** used for outside or open air recreation, safety or wind protection, to a maximum of 1.6 metres; and
  - (iv) ornamental, decorative or architectural elements to a maximum of 3.1 metres;
- (L) Despite Regulation 50.10.40.50, indoor **amenity space** must be provided at a minimum rate of 2.0 square metres for each **dwelling unit** on the **lot** and may be provided in a multi-purpose room or rooms, whether or not these rooms are contiguous, with at least one washroom and kitchen;
- (M) Despite Regulation 50.10.40.50, outdoor **amenity space** must be provided at a minimum rate of 2.0 square metres for each **dwelling unit** on the **lot**;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, the required number of **parking spaces** provided and maintained on the **lot** are not to be less than the number calculated in accordance with the following minimum ratios, (fractions to be rounded down to the closest whole number), and must be located in the underground parking **structure**, with the exception of a maximum of 5 layby **parking spaces** located at grade, marked for short-term delivery, service or pickup and drop-off **vehicles**:
- (i) a minimum of 0.34 **parking spaces** per **dwelling unit** is required to be provided for use by residents;
  - (ii) a minimum of 0.09 **parking spaces** per **dwelling unit** is required to be provided for use by residential visitors;
  - (iii) a minimum of 1.5 **parking spaces** per 100 square metres of **retail store gross floor area** is required to be provided;
  - (iv) a minimum of 1.0 **parking spaces** per 100 square metres of commercial and office **gross floor area** is required to be provided; and
  - (v) any **parking spaces** required in (N)(ii), (iii) and (iv) above may be provided and shared with a **public parking** use, with or without a fee.
- (O) Despite Regulation 200.5.10(1) and Table 200.5.10.1, the number of resident **parking spaces** required to be provided pursuant to the above-noted ratio in (N)(i), **parking spaces** for residents on the **lot** may be reduced at a rate of 4 **parking spaces** for each "car-share parking space", provided the maximum permitted reduction is calculated using the following formula: 4 x (total number of **dwelling units** divided by 60), rounded down to the nearest whole number;



- (i) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** that are owner by a profit or non-profit carsharing organization and such car-share motor **vehicles** are made available to at least the occupants of the **building** or short term rental, including hourly rental;
  - (ii) "car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes
- (P) Despite Regulation 200.5.10.1(12) and (N)(i) above, the total minimum number of **parking spaces** required for residents on the **lot** may be reduced at a rate of 1 **parking space** for every 5 **bicycle parking spaces** provided in excess of the minimum number of **bicycle parking spaces** required if the reduction of **parking spaces** is not greater than 20 percent of the total minimum **parking spaces** required;
- (Q) Despite Article 200.15.10, a minimum of 5 accessible **parking spaces** plus 1 accessible **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces** are required to be provided on the same **lot** as every **building** or **structure** erected or enlarged;
- (R) Despite Regulation 200.15.1(1) and (3), 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) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**.
- (S) Despite Regulation 220.5.10.1, a total of 6 **loading spaces** are required to be provided and maintained on the **lot**, and may be shared between all uses. For greater clarity:
- (i) a minimum of 1 Type "G" **loading space**, 1 Type "B" **loading space** and 2 Type "C" **loading spaces** are required to be provided and maintained on the **lot** provided the total **gross floor area** does not exceed 30,000 square metres; and
  - (ii) a minimum of 2 additional **loading spaces** are required to be provided on the **lot** for an aggregate total of 6 **loading spaces** with the phase of development that results in a total **gross floor area** exceeding 30,000 square metres, which must include 1 Type "G" **loading space** and 1 Type "B" **loading space**.
- (T) Despite Regulation 230.5.1.10(9), a "long-term" **bicycle parking space** may be located within the **building** or outside, including on any level of the **building** below-ground, within a secured room, enclosure or unenclosed space or any combination thereof, or bicycle locker;
- (U) Despite Regulation 230.50.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located in an unsecured room;
- (V) The **building(s)** may be constructed in phases;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 682-2023(OLT) ]

(53) Exception CRE 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) On 25 Audley Street, as shown on Diagram 1 of By-law 685-2023(OLT), if the requirements of Section 6 and Schedule A of By-law 685-2023(OLT), are complied with, one of more **mixed-use buildings** may be constructed in compliance with Regulations (B) through (R) below;
- (B) Despite Regulation 50.10.20, **Public Parking** is a permitted use;
- (C) Despite Regulation 50.10.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 97.0 metres and the highest point of the **building** or **structure**;
- (D) Despite Regulation 50.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagram 3 of By-law 685-2023(OLT);



- (i) For the purposes of this exception, the permitted maximum **height** of a **building** or **structure** is inclusive of the mechanical penthouse;
- (E) Despite Regulation 50.10.40.10(4), the permitted maximum number of **storeys** of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 3 of By-law 685-2023(OLT);
  - (i) For the purposes of this exception, the mechanical penthouse, does not constitutes a **storey**.
- (F) Despite Regulation 50.5.40.10 and (D) and (E) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 3 of By-law 685-2023(OLT):
  - (i) fences, raised planters, **landscaping** features, light fixtures, and guardrails associated with an outdoor amenity space by a maximum of 3.0 metres;
  - (ii) railings located at each of the roof levels of the building by a maximum of 1.1 metres;
  - (iii) a parapet, including roof drainage, thermal insulation and roof ballast, at each of the roof levels of the building by a maximum of 1.2 metres;
  - (iv) elements associated with a **green roof** by a maximum of 0.5 metres;
  - (v) structures used for outside or open air recreation, safety or wind protection purposes by a maximum of 3.0 metres;
  - (vi) spires, ornamental, decorative or architectural elements located above the height of each of the roof levels by a maximum of 7.0 metres;
  - (vii) window washing equipment, lightning rods and exhaust flues located above the mechanical roof level by a maximum of 3.0 metres;
- (G) The permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 32,500 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 30,150 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 2,059 square metres;
- (H) Despite Clause 50.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 685-2023(OLT);
- (I) Despite Clauses 50.10.40.60 and 50.10.40.70 and (H) above, the following **building** elements and **structures** may encroach into the required minimum **building setbacks** shown on Diagram 3 of By-law 685-2023(OLT):
  - (i) eaves, cornices, columns, landscape and public art features, light fixtures, balustrades, guardrails, bollards, awnings, arcades, raised planters, retaining walls, fences, vents, signs, screens, damper equipment and window washing equipment by a maximum of 1.2 metres;
  - (ii) wheelchair ramps, stairs and stair enclosures, underground parking ramp and associated structures by a maximum of 3.0 metres;
  - (iii) balconies, platforms, and bay windows by a maximum of 2.0 metres;
  - (iv) **structures** used for outside or open air recreation, safety or wind protection by a maximum of 1.6 metres; and
  - (v) ornamental, decorative or architectural elements by a maximum of 3.1 metres;
- (J) Despite (F) and (I) above, the following development standards apply to the lands 6.75 metres north of the new south property line as shown on Diagram 3 of By-law 685-2023(OLT):
  - (i) No ground mounted signage is permitted;
  - (ii) Only street furniture, moveable furniture, fences/guards and other similar items or fixtures to accommodate commercial patios are permitted up to a maximum vertical dimension of 1.1 metres above the finished ground level; and
  - (iii) The provisions in (J)(i) and (ii) above do not apply to prevent lighting, wind mitigation, landscaping, and other pedestrian features that may be required by the City in this area;
- (K) A minimum of 25 percent of the total number of **dwelling units** on the **lot** must have two or more bedrooms, of which a minimum of 10 percent of the total number of **dwelling units** on the **lot** must have three or more bedrooms;



- (L) The permitted maximum **gross floor area** of the tower floor plate for the 9th **storey** to the 26th **storey** inclusive, as measured from the exterior of the **main wall** on each **storey** is 760 square metres, excluding balconies;
- (M) Despite Clause 50.10.40.50, **amenity space** must be provided at a minimum rate of 4.0 square metres for each **dwelling unit** and may be provided as either indoor space, outdoor space or a combination thereof and does not need to be contiguous;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, the required number of **parking spaces** provided and maintained on the **lot** are not to be less than the number calculated in accordance with the following minimum ratios (fractions rounded down to the closest whole number), and must be located in the underground parking **structure**:
- (i) a minimum of 0.34 **parking spaces** per **dwelling unit** is required to be provided for use by residents;
  - (ii) a minimum of 0.09 **parking spaces** per **dwelling unit** is required to be provided for use by residential visitors;
  - (iii) a minimum of 1.0 **parking spaces** per 100 square metres of nonresidential **gross floor area** is required to be provided; and
  - (iv) any **parking spaces** required in (N)(ii) and (iii) above may be provided and shared with a **public parking** use;
- (O) Despite Regulation 200.5.10(1) and Table 200.5.10.1, the total number of resident **parking spaces** provided pursuant to the above-noted ratio in (N)(i), **parking spaces** for residents on the **lot** may be reduced by a rate of 4 **parking spaces** for each car-share **parking space**, provided the maximum permitted reduction is calculated using the following formula:  $4 \times (\text{total number of dwelling units divided by } 60)$ , rounded down to the nearest whole number;
- (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 carsharing organization and such car-share motor vehicles are made available to at least the occupants of the building or short term rental, including hourly rental;
  - (ii) "car-share **parking space**" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- (P) Despite Regulation 200.5.10.1(12) and (N)(i) above, the total minimum number of **parking spaces** required for residents on the **lot** may be reduced at a rate of 1 **parking space** for every 5 **bicycle parking spaces** provided in excess of the minimum number of **bicycle parking spaces** required, if the reduction of **parking spaces** is not greater than 20 percent of the total minimum **parking spaces** required;
- (Q) Despite Regulation 200.15.1(1) and (3), 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) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**;
- (R) Despite Regulation 220.5.10.1(2), a minimum of 1 Type "G" **loading space** is required and may be shared between all uses on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 685-2023(OLT) ]

(54) Exception CRE 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) On 301-319 King Street West, if the requirements in Section 7 and Schedule A of By-law 87-2023(OLT) are complied with a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (N) below.



- (B) The combined residential **gross floor area** and non-residential **gross floor area** on the **lot** shall not exceed 32,000 square metres, provided that:
- (i) The residential **gross floor area** on the **lot** does not exceed 28,600 square metres; and
  - (ii) The non-residential **gross floor area** of the **building** shall not exceed 3,400 square metres.
- (C) Despite Regulation 50.10.40.1(1), the elevation of the first **storey** of the **building** must be at or within 0.75 metres above the height of the public sidewalk abutting the site.
- (D) Despite Regulations 50.5.40.10(1) and 50.5.40.10(2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 85.68 metres and the elevation of the highest point of the **building** or **structure**.
- (E) Despite Clauses 50.5.40.10 and 50.10.40.10, the height of each portion of a **building** or **structure** must not exceed the height in metres as specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 87-2023(OLT) except for the following projections:
- (i) Antennae, architectural features, bollards, canopies, chimneys, cornices, eaves, fences, **green roof**, guardrails, landscape and public art features, lighting fixtures, ornamental elements, parapets, pipes, planters, railings, retaining walls, screens, soffits, stacks, stairs, stair enclosures, terraces, trellises, vents, wind protection, window sills, window washing equipment, and the erection or use of **structures** on any roof used for outside or open air recreation, including **amenity space**, and for maintenance, safety, wind or **green roof** purposes, to a maximum of 2.0 metres; and
  - (ii) Enclosures housing mechanical elements and ducts, elevators, elevator enclosures and overruns and associated **structures** to a maximum of 5.0 metres.
- (F) Despite Regulation 50.5.40.70(1), Clause 50.10.40.70 and Section 600.10, the required minimum **building setbacks** above ground are as shown in metres on Diagram 3 of By-law 87-2023(OLT); and
- (i) where **building setbacks** are shown as "Average" on Diagram 3 of By-law 87-2023(OLT), the average **building setback** must be equal to or greater than the required minimum **building setback** shown on Diagram 3.
- (G) Despite Clauses 50.5.40.70 and 50.10.40.70 and Section 600.10, the following **building** elements and **structures** are permitted to encroach into the required minimum **building setbacks** shown on Diagram 3 of By-law 87 2023(OLT):
- (i) Architectural features, awnings, bicycle racks, canopies, cornices, decks, eaves, landscape and public art features, lighting fixtures, ornamental elements, planters, platforms, porches, retaining walls, signage, soffits, stairs, stair enclosures, terraces, underground garage ramps and their associated **structures**, walkways, wheel chair ramps, wind protection, window sills, window washing equipment, and the erection or use of **structures** on any roof used for outside or open air recreation, including **amenity space**, and for maintenance, safety, wind or **green roof** purposes, to a maximum of 2.0 metres;
  - (ii) Enclosures housing mechanical elements and ducts, elevators, elevator enclosures and associated **structures** to a maximum of 5.0 metres; and
  - (iii) Balconies and enclosed balconies are permitted to project beyond the heavy lines shown on Diagram 3 for the **main walls** as indicated on Diagram 3.
- (H) Clause 50.10.50.80 regarding the separation of **main walls** does not apply.
- (I) Despite Regulation 200.5.10.1(1), **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.15 **parking spaces** per **dwelling unit** for residents;
  - (ii) a minimum of 0.07 **parking spaces** per **dwelling unit** for residential visitors; and
  - (iii) a minimum of 7 **parking spaces** for non-residential uses.
- (J) Despite Regulation 200.15.1(4) accessible **parking spaces** must be located on the same level as a barrier free passenger elevator that provides access to the first **storey** of the **building**.
- (K) Despite Regulation 220.5.10.1(1), a minimum of 1 Type "B" **loading space** and a minimum of 1 Type "G" **loading space** must be provided.
- (L) Despite Regulation 230.5.1.10(7), shower and change facilities are not required.
- (M) Despite Regulation 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following:



- (i) the minimum number of "short-term" **bicycle parking spaces** to be provided is 3 plus 0.2 **bicycle parking spaces** for each 100 square metres of non-residential **gross floor area**; and
- (ii) the minimum number of "long-term" **bicycle parking spaces** to be provided is 0.2 **bicycle parking spaces** for each 100 square metres of nonresidential **gross floor area**.

(N) Section 600.20 regarding priority retail streets does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 87-2023(OLT) ]

(55) Exception CRE 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 582-590 King Street West, 471-473 Adelaide Street West and 115 Street, if the requirements of By-law 1116-2022(OLT) are complied with, **buildings** and **structures** in compliance with (B) to (V) below may be erected or used;
- (B) The **lot** consists of those lands shown on the attached Diagram 1 of By-law 1116-2022(OLT);
- (C) In addition to the non-residential uses permitted in regulation 50.10.20.10(1)(A), **public parking** is also permitted;
- (D) The permitted maximum non-residential **gross floor area** of all **buildings** and **structures** is 37,500 square metres;
- (E) Despite regulation 50.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 89.29 metres to the highest point of a **building** or **structure**;
- (F) Despite regulations 50.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure**, including the mechanical penthouse at a height of 51.95 metres, is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1116-2022(OLT);
- (G) Despite regulation 50.10.40.10(4), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 3 of By-law 1116-2022(OLT);
- (H) Despite (F) above, and regulations 50.5.40.10(4), (5), (6), (7), and (8), the following equipment or **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1116-2022(OLT) as follows:
  - (i) Elevator shafts, elevator overrun, elevator machine room, enclosed stairwells, and access ladders to a maximum of 8.5 metres;
  - (ii) Electrical or utility equipment, window washing equipment, cooling tower, air handlers, exhaust fans, maintenance equipment storage, chimneys, vents, and water supply facilities, and **structures** that enclose, screen or cover the elements listed above, to a maximum of 1.5 metres;
  - (iii) Parapets, railings, dividers, architectural features ornamental elements, canopies, guard rails, lightning rods, privacy screens, insulation and roof surface materials, **building** equipment and noise and wind mitigation **structures**, to a maximum of 3.0 metres; and
  - (iv) **Landscaping** features and **structures** used for outdoor **amenity space** or open air recreation, terraces, trellises, roof drainage, noise and wind mitigation **structures**, and planting and other **landscaping structures** or elements of a **green roof**, to a maximum of 3.0 metres.
- (I) Despite clauses 50.5.40.70, 50.10.40.70 and 50.10.40.80, the required minimum **building setbacks** and minimum above-ground distance between **main walls** are shown in metres on Diagrams 3, 4 and 4.A – 4.H of By-law 1116-2022(OLT);
- (J) Despite (I) above, and regulation 50.10.40.70(1), and clauses 50.5.40.60 and 50.10.40.60, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Ornamental and architectural elements, window projections, window washing equipment, mechanical and privacy screens, mechanical equipment, fences, patios, decks, pillars, terraces, planters, trellises, railings, guard rails, balustrades, stairs, stair enclosures, wheelchair ramps, site servicing, art and landscape features and awnings, to a maximum of 3.0 metres;
  - (ii) Canopies and underground garage ramps to a maximum of 4.0 metres; and



- (iii) Cornices, parapets, lighting fixtures, window sills, eaves, vents and stacks, ventilation shafts, to a maximum of 1.0 metre.
- (K) Regulation 50.10.40.30(1), with respect to maximum **building depth**, does not apply;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a maximum of 122 **parking spaces** are required on the lot;
- (M) Despite Regulation 200.5.1.10(2), any **parking spaces** provided on the **lot** within an "automated parking system" may have a minimum width of 2.6 metres, and be obstructed on one side, without being required to provide additional width of 0.3 metres for the obstructed sides of the **parking space**;
  - (i) for the purpose of this exception, an "automated parking system" means a mechanical system for the purpose of parking and retrieving **vehicles** with or without drivers in the **vehicle** during parking and without the use of ramping or **drive aisles**, and where automated maneuvering of other **vehicles** may be required for **vehicles** to be parked or retrieved.
- (N) Despite Regulation 200.5.1.10(2)(D), Electric Vehicle Infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (O) Regulations 200.5.1.10(5), (6) and (14) do not apply to **parking spaces** in an "automated parking system";
- (P) Despite Regulation 200.15.10(1) and Clauses 200.15.10.5 and 200.15.10.10, accessible **parking spaces** are not required;
- (Q) Despite 200.5.1.10(13), access to **parking spaces** may be provided by an "automated parking system";
- (R) Regulations 200.5.1(3) and (12) do not apply to an "automated parking system", provided that the access to the elevating mechanism enclosure of the "automated parking system" complies 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 the elevating mechanism enclosure must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
- (S) Despite regulation 230.5.1.10(9)(A), "long-term" and "short-term" **bicycle parking spaces** for non-residential uses may be located at grade, the ground floor and/or in a P1 level on any level above or below ground in the **building**;
- (T) Despite regulation 230.5.10.1(1) and Table 230.5.10.1(1):
  - (i) a minimum of 64 **bicycle parking spaces** must be provided as "long-term" **bicycle parking spaces**; and
  - (ii) a minimum of 28 **bicycle parking spaces** must be provided as "short-term" **bicycle parking spaces**.
- (U) Despite regulations 50.10.90.10(1), 220.5.10.1 (3), (4), (5), (8), and article 220.20.1, a minimum of two Type "B" **loading spaces** and two Type "C" **loading spaces** must be provided and maintained; and
- (V) Section 600.10 with respect to **building setbacks** for **buildings** in the downtown, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1116-2022(OLT) ]

(57) Exception CRE 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, no **building** or **structure** is exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley St. [TO: 438-86; 12 (2) 94]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86.



(58) Exception CRE 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, no **building** or **structure** is exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley St.; and
- (B) On the lands, **personal service shop, financial institution**, post office, **service shop**, clinic, **day nursery, sports place of assembly** are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(59) Exception CRE 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) On 2 and 10 Audley Street and 29, 31, 59 and 71 Portland Street, as shown on Diagram 1 of By-law 684-2023(OLT), if the requirements of Section 6 and Section A of By-law 684-2023(OLT) are complied with, **buildings** or **structures** may be constructed in compliance with Regulations (B) to (S) below;
- (B) Despite Regulation 50.5.40.10(1), the height of the **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 95.40 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulation 50.10.20, **Public Parking** is a permitted use, if located entirely below ground;
- (D) Despite Regulation 50.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagram 3 of By-law 684-2023(OLT);
  - (i) For the purposes of this exception, the permitted maximum height of a **building** or **structure** is inclusive of the mechanical penthouse;
- (E) Despite Regulation 50.10.40.10(4), the permitted maximum number of **storeys** of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 3 of By-law 684-2023(OLT);
  - (i) For the purposes of this exception, a mezzanine and mechanical penthouse do not constitute a **storey**;
- (F) Despite Regulations 50.5.40.10(3), (4), (5) and (6) and (D) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights as shown on Diagram 3 of By-law 684-2023(OLT):
  - (i) fences, raised planters, landscape features, light fixtures, seating, bollards, trellises and guardrails associated with an outdoor **amenity space** by a maximum height of 3.0 metres;
  - (ii) a railing or railings, balcony dividers, fences, or privacy gates and skylights located at each of the roof levels of the **building** by a maximum of 1.8 metres;
  - (iii) a parapet, including roof drainage, thermal insulation and roof ballast, at each of the roof levels of the **building** by a maximum of 1.5 metres;
  - (iv) elements associated with a **green roof** by a maximum of 0.5 metres;
  - (v) elements or **structures** used for outside or open air recreation, safety, acoustic or wind protection purposes by a maximum of 3.0 metres;
  - (vi) stairs, stair enclosures, stair towers, access corridors to stairs and elevator overruns by a maximum of 4.0 metres;
  - (vii) spires, ornamental, decorative, art or architectural elements, and features, located above the height of each of the roof levels by a maximum of 7.0 metres; and
  - (viii) window washing equipment, lightning rods and exhaust flues located above the mechanical penthouse roof level by a maximum of 3.0 metres;



- (G) The permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 71,700 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 68,550 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 3,067 square metres, of which 800 square metres is the minimum required **gross floor area** for a **day nursery** and 1,503 square metres is the minimum **gross floor area** for office;
- (H) In addition to the elements which reduce **gross floor area** listed in Regulation 50.5.40.40(3), the following element also reduces the **gross floor area** of a **building**:
- (i) elevator overruns;
- (I) Despite Regulations 50.10.40.70(1) and (3) the required minimum **building setbacks** are as shown on Diagram 3 of By-law 684-2023(OLT);
- (J) Despite Sections 50.5.40.60 and 50.10.40.60, and (I) above, the following **building** elements may encroach into the required minimum **building setbacks** as shown on Diagram 3 of By-law 684-2023(OLT);
- (i) eaves, bulkheads, cornices, window sills, doors, columns, landscape and public art features, light fixtures, balustrades, guardrails, bollards, awnings, arcades, raised planters, patios, retaining walls, fences, vents, trellises, parapets, architectural frames, screens, wind mitigation screens and features, landscape features and seating areas, patios, terraces, damper equipment, and window washing equipment by a maximum of 1.2 metres;
  - (ii) wheelchair and covered ramps, stairs and stair enclosures, vestibules, awnings, canopies, underground parking ramp and associated **structures** by a maximum of 3.0 metres;
  - (iii) balconies and bay windows to a maximum of 2.0 metres;
  - (iv) **structures** used for outside or open air recreation, safety or wind protection, to a maximum of 2.6 metres; and
  - (v) ornamental, decorative or architectural elements by a maximum of 3.1 metres;
- (K) The permitted maximum **gross floor area** of the tower floor plate as measured from the exterior of the **main wall** on each **storey**, for the 9th **storey** to the 24th **storey** inclusive, is 838 square metres for Tower A, excluding balconies, and for the 9th **storey** to 20th **storey** inclusive, is 812 square metres for Tower B, excluding balconies, as shown on Diagram 3 of By-law 684-2023(OLT);
- (L) Despite Regulation 50.10.40.50, **amenity space** must be provided at a minimum rate of 1.5 square metres of indoor **amenity space** per **dwelling unit** provided that the minimum combined indoor and outdoor **amenity space** per **dwelling unit** is 4.0 metres;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10, the required number of **parking spaces** provided and maintained on the **lot** are not to be less than the number calculated in accordance with the following minimum ratios (fractions to be rounded down to the closest whole number), and must be located in the underground parking **structure**:
- (i) a minimum of 0.34 **parking spaces** per **dwelling unit** is required to be provided for use by residents;
  - (ii) a minimum of 0.09 **parking spaces** per **dwelling unit** is required to be provided for use by residential visitors;
  - (iii) a minimum of 1.0 parking spaces per 100 square metres of nonresidential **gross floor area** is required to be provided; and
  - (iv) any **parking spaces** required in (M) ii. and iii. above may be provided and shared within a **public parking** use, with or without a fee;
- (N) Despite Regulation 200.5.10(1) and Table 200.5.10.1, the total number of resident **parking spaces** provided pursuant to the above-noted ratio in (M) i., parking spaces for residents on the **lot** may be reduced at a rate of 4 **parking spaces** for each car-share **parking space**, provided the maximum permitted reduction is calculated using the following formula:  $4 \times (\text{total number of dwelling units divided by } 60)$ , rounded down to the nearest whole number;
- (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 carsharing organization and such car-share motor **vehicles** are made available to at least the occupants of the **building** or short term rental, including hourly rental;



- (ii) "car-share parking space" means a **parking space** exclusively reserved and used only for car-share purposes whereby the **vehicle** is accessible to at least the occupants of the **buildings**;
- (O) Despite Regulation 200.5.10.1(12) and (M) i. above, the total minimum number of **parking spaces** required for residents on the **lot** may be reduced at a rate of 1 **parking space** for every 5 **bicycle parking spaces** provided in excess of the minimum number of **bicycle parking spaces** required, if the reduction of **parking spaces** is not greater than 20 percent of the total minimum **parking spaces** required;
- (P) Despite Article 220.5.10, one Type "G" **loading space** and one Type "C" **loading space** are required to be provided and maintained on the **lot**;
- (Q) Despite Regulation 230.5.1.10(4), the minimum horizontal dimension for **bicycle parking spaces** in a vertical position or in a bicycle stacker is 0.45 metres;
- (R) Despite Regulation 230.5.1.10(9), "long term" **bicycle parking spaces** may be located outdoors or indoors, on the ground level, below grade or above grade;
- (S) Despite Regulation 230.5.10.1, the number of **bicycle parking spaces** provided and maintained on the **lot** must in accordance with the following minimum rates:
  - (i) 0.68 "long-term" **bicycle parking spaces** per **dwelling unit** are required to be provided on the **lot**;
  - (ii) 0.07 "short-term" **bicycle parking spaces** per **dwelling unit** are required to be provided on the **lot**;
  - (iii) 3 "short term" **bicycle parking spaces** plus 0.15 **bicycle parking spaces** for each 100 square metres of **interior floor area** used for commercial and office uses are required to be provided on the **lot**;
  - (iv) 0.13 "long term" **bicycle parking spaces** per 100 square metres of **interior floor area** used for commercial and office uses are required to be provided on the **lot**;
  - (v) 3 "short term" **bicycle parking spaces** plus 0.25 **bicycle parking spaces** for each 100 square metres of **interior floor area** used for **retail uses** are required to be provided on the **lot**; and
  - (vi) 0.13 "long term" **bicycle parking spaces** per 100 square metres of **interior floor area** used for **retail uses** are required to be provided on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 684-2023(OLT) ]

(60) Exception CRE 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, **personal service shop, financial institution**, post office, **service shop**, clinic, **day nursery, sports place of assembly** are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(61) Exception CRE 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 1 Audley Street and 8 Newcastle Street, as shown on Diagram 1 of By-law 683-2023(OLT), if the requirements of Section 6 and Section A of By-law 683-2023(OLT), are complied with, **buildings or structures** may be constructed in compliance with Regulations (B) to (T) below;
- (B) Despite Regulation 50.5.40.10(1) and (2), the height of the **building or structure** is the vertical distance between the Canadian Geodetic Datum elevation of 95.40 metres and the highest point of the **building or structure**;
- (C) Despite Regulation 50.10.20, **Public Parking** is a permitted use, if located entirely below ground;



- (D) Despite Regulation 50.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagram 3 of By-law 683-2023(OLT);
- (i) For the purposes of this exception, the permitted maximum height of a **building** or **structure** is inclusive of the mechanical penthouse;
- (E) Despite Regulation 50.10.40.10(4), the permitted maximum number of **storeys** of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 3 of By-law 683-2023(OLT);
- (i) For the purposes of this exception, a mezzanine and mechanical penthouse do not constitute a **storey**;
- (F) Despite Regulations 50.5.40.10(3), (4), (5) and (6) and (D) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights as shown on Diagram 3 of By-law: 683-2023(OLT);
- (i) fences, raised planters, landscape features, light fixtures, seating, bollards, trellises and guardrails associated with an outdoor **amenity space** by a maximum of 3.0 metres;
  - (ii) a railing or railings, balcony dividers, fences, or privacy gates and skylights located at each of the roof levels of the **building** by a maximum of 1.8 metres;
  - (iii) a parapet, including roof drainage, thermal insulation and roof ballast, at each of the roof levels of the **building** by a maximum of 1.5 metres;
  - (iv) elements associated with a **green roof** by a maximum of 1.5 metres;
  - (v) elements or **structures** used for outside or open air recreation, safety, acoustic or wind protection purposes by a maximum of 3.0 metres;
  - (vi) stairs, stair enclosures, stair towers, access corridors to stairs and elevator overruns by a maximum of 4.0 metres;
  - (vii) spires, ornamental, decorative, art or architectural elements, and features, located above the height of each of the roof levels by a maximum of 7.0 metres; and
  - (viii) window washing equipment, lightning rods and exhaust flues located above the mechanical penthouse roof level by a maximum of 3.0 metres;
- (G) The permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 28,900 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 28,274 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 500 square metres;
- (H) In addition to the elements which reduce **gross floor area** listed in Regulation 50.5.40.40(3), the following element also reduces the **gross floor area** of a **building**:
- (i) elevator overruns;
- (I) Despite Regulations 50.10.40.70(1) and (3) the required minimum **building setbacks** are as shown on Diagram 3 of By-law 683-2023(OLT);
- (J) Despite Sections 50.5.40.60 and 50.10.40.60, and (I) above, the following **building** elements may encroach into the required minimum **building setbacks** as shown on Diagram 3 of By-law 683-2023(OLT);
- (i) eaves, bulkheads, cornices, window sills, doors, columns, landscape and public art features, light fixtures, balustrades, guardrails, bollards, awnings, arcades, raised planters, patios, retaining walls, fences, vents, trellises, parapets, architectural frames, screens, wind mitigation screens and features, landscape features and seating areas, patios, terraces, damper equipment, and window washing equipment by a maximum of 1.2 metres;
  - (ii) wheelchair and covered ramps, stairs and stair enclosures, vestibules, awnings, canopies, underground parking ramp and associated **structures** by a maximum of 3.0 metres;
  - (iii) balconies and bay windows by a maximum of 2.0 metres, with the exception of balconies and bay windows on the east **building** face which are not permitted to project within 18.5 metres of the eastern property line;
  - (iv) **structures** used for outside or open air recreation, safety or wind protection, to a maximum of 2.6 metres; and
  - (v) ornamental, decorative or architectural elements by a maximum of 3.1 metres;



- (K) Despite (F) and (J) above, the following development standards apply to the lands identified as "Area Subject to Provision K" on Diagram 3 of By-law 683-2023(OLT);
- (i) No ground mounted third party and/or non-Privately Owned Publicly Accessible Spaces (POPS) signs are permitted;
  - (ii) Only street furniture, moveable furniture, fences/guards and other similar items or fixtures to accommodate commercial patios are permitted up to a maximum vertical dimension of 1.1 metres above the finished ground level; and
  - (iii) The provisions in (K) i. and ii. above do not apply to prevent lighting, wind mitigation, **landscaping** and other pedestrian features that may be required by the City in this area;
- (L) Despite Regulation 50.10.40.50, **amenity space** must be provided at a minimum rate of 2.8 square metres of combined indoor and outdoor **amenity space** per **dwelling unit**;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10, the required number of **parking spaces** provided and maintained on the **lot** are not to be less than the number calculated in accordance with the following minimum ratios (fractions to be rounded down to the closest whole number), and must be located in the underground parking **structure**:
- (i) a minimum of 0.34 **parking spaces** per **dwelling unit** is required to be provided for use by residents;
  - (ii) a minimum of 0.09 **parking spaces** per **dwelling unit** is required to be provided for use by residential visitors; and
  - (iii) **parking spaces** for non-residential uses are not required;
- (N) Despite 50.5.80.1(1) and (M) above, required **parking spaces** may be provided on a **lot** that is not the same **lot** as the use for which the **parking spaces** are required, provided that the **parking spaces** are located on the lands municipally known in 2021 as 2 and 10 Audley Street and 29, 31, 59 and 71 Portland Street;
- (O) Despite Regulation 200.5.10(1) and Table 200.5.10.1, the total number of resident **parking spaces** provided pursuant to the above-noted ratio in (M) i., **parking spaces** for residents on the **lot** may be reduced at a rate of 4 **parking spaces** for each car-share parking space, provided the maximum permitted reduction is calculated using the following formula:  $4 \times (\text{total number of dwelling units divided by } 60)$ , rounded down to the nearest whole number;
- (i) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** that are owner by a profit or non-profit carsharing organization and such car-share motor **vehicles** are made available to at least the occupants of the **building** or short term rental, including hourly rental;
  - (ii) "car-share parking space" means a **parking space** exclusively reserved and used only for car-share purposes whereby the vehicle is accessible to at least the occupants of the **buildings**;
- (P) Despite Regulation 200.5.10.1(12) and (M)(i) above, the total minimum number of **parking spaces** required for residents on the **lot** may be reduced at a rate of 1 **parking space** for every 5 **bicycle parking spaces** provided in excess of the minimum number of **bicycle parking spaces** required, if the reduction of **parking spaces** is not greater than 20 percent of the total minimum **parking spaces** required;
- (Q) Despite Article 220.5.10, one Type "G" **loading space** is required to be provided and maintained on the **lot**;
- (R) Despite Regulation 230.5.1.10(4), the minimum horizontal dimension for **bicycle parking spaces** in a vertical position or in a bicycle stacker is 0.45 metres;
- (S) Despite Regulation 230.5.1.10(9), "long term" **bicycle parking spaces** may be located outdoors or indoors, on the ground level, below grade or above grade;
- (T) Despite Regulation 230.5.10.1, the number of **bicycle parking spaces** provided and maintained on the **lot** must be in accordance with the following minimum rates:
- (i) 0.68 "long-term" **bicycle parking spaces** per **dwelling unit** are required to be provided on the **lot**; and
  - (ii) 0.07 "short-term" **bicycle parking spaces** per **dwelling unit** are required to be provided on the **lot**.



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 683-2023(OLT) ]

(62) Exception CRE 62

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 470-488 Wellington Street West, if the requirements of Section 10 and Schedule A of By-law 1148-2022(OLT) are complied with, a **building** or **structures**, may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) Despite regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 85.33 metres and the highest point of the **building** or **structure**;
- (C) The total permitted maximum non-residential **gross floor area** for all **buildings** and **structures** on the **lot** is 24,000 square metres;
- (D) Despite regulation 50.10.40.10(1) and (B) above, the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagram 6 of By-law 1148-2022(OLT);
- (E) Despite (D) above and regulations 50.5.40.10(3), (4), (5), (6), (7) and (8) the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 of By-law 1148-2022(OLT):
  - (i) elevator overruns, parapets, awnings, fences, roof access, including roof hatch and the access ladder, chimneys, stacks, vents, and water supply facilities, terraces, pipes, roof drainage, window sills, antennae, telecommunication equipment, satellite dishes, lightning rods, guard rails, railings, dividers, screens, balustrades, eaves, stairs, unenclosed **structures** providing safety or wind protection, privacy and wind screens, elements of a **green roof**, pergolas, trellises, light fixtures, architectural features, and landscape elements, by a maximum of 3.0 metres;
  - (ii) window washing equipment, by a maximum of 6.0 metres; and
  - (iii) For the area labelled as "MPH" on Diagram 6, only the equipment and **structures** permitted in (E)(i) above may project beyond the maximum height.
- (F) Despite regulations 50.10.40.30(1), 50.10.40.70(1) and (3), and article 600.10.10 the required minimum **building setbacks** and permitted maximum **building depth** are shown in metres on Diagram 6 of By-law 1148-2022(OLT);
- (G) Despite Clause 50.10.40.80, and article 600.10.10 the required minimum separation of **main walls** are as shown in metres on Diagram 6 of By-law 1148-2022(OLT);
- (H) Despite (F) and (G) above, regulations 50.5.40.60(1), and 50.10.40.60(1), (2), (3), (4), (5), (6) and (8) the following elements may encroach into the required minimum **building setbacks** and minimum **main wall** separation distance as follows:
  - (i) canopies and supports, awnings, balconies, terraces, patios, decks, pillars, pergolas, trellises, privacy and wind screens, unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, architectural features, art and **landscaping** features and ornamental elements, up to 3.0 metres;
  - (ii) cornices, parapets, light fixtures, window projections, eaves, window sills, doors, site servicing features, ventilation shafts, railings, guards, terrace platforms, landscape planters, underground garages and associated **structures**, up to 0.5 metres;
  - (iii) exterior stairs, uncovered ramp and wheelchair ramps, up to 4 metres; and
  - (iv) guards, railings, parapets, balustrades, terraces, fences, privacy and wind screens, landscape planters and terrace platforms, up to 3.5 metres.
- (I) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 52 **parking spaces** for the non-residential uses;
- (J) A maximum of 1 **parking space** required by (I) above may be a "small car" **parking spaces** with a minimum:



- (i) width of 2.4 metres;
  - (ii) length of 5.4 metres; and
  - (iii) vertical clearance of 1.8 metres.
- (K) Despite Regulations 200.15.1.5(1) and 200.15.10(1), a minimum of 3 accessible **parking spaces** must be provided below ground;
- (L) Despite regulation 200.15.1(1), an accessible **parking spaces** 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.
- (M) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (N) Despite regulations 230.5.1.10(4) and 230.5.1.10(10), "long-term" and "short term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** having the following minimum dimensions:
- (i) length or vertical clearance of 1.2 metres;
  - (ii) width of 0.45 metres; and
  - (iii) horizontal clearance from the wall of 1.8 metres.
- (O) Despite regulation 230.50.1.20(2), "long-term" and "short-term" **bicycle parking spaces** may be located in a secured room, enclosure or bicycle locker, provided that such space is accessible to visitors;
- (P) Despite regulations 200.5.1.10(2)(A)(iv) and (D), a **bicycle parking space** placed in a vertical position on a wall, **structure** or mechanical device does not constitute as an obstruction to a **parking space**;
- (Q) Despite regulations 220.5.10.1(3), (4) and (5) a minimum of two Type "B" **loading spaces** and two Type "C" **loading spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1148-2022(OLT) ]

(64) Exception CRE 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (C) City of Toronto by-law 490-2010.

(65) Exception CRE 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 400 Front Street West, if the requirements of Section 6 and Schedule A of By-law 1210-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) For the purposes of this exception, reference to Block A, Block B, Block C, and the public park are as identified on Diagram 2 attached to By-law 1210-2022(OLT) and reference to Building A, Building B1, Building B2, Building C and Building D are the buildings within such Blocks as identified on Diagrams 4 and 5 attached to By-law 1210-2022(OLT);
- (C) Despite Regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 84.15 metres in Block A and 85.10 metres in Block B and Block C and the elevation of the highest point of the **building** or **structure**;



- (D) The permitted maximum gross floor area for all **buildings** and **structures** on the lands is 147,000 square metres, of which:
- (i) The required minimum non-residential **gross floor area** is 2,900 square metres; and
  - (ii) the residential **gross floor area** must not exceed 143,000 square metres, of which the permitted maximum residential **gross floor area** for each Block is:
    - (a) 32,338 square metres for Block A; and
    - (b) 110,662 square metres for Block B;
- (E) Despite Regulation 50.10.40.10(1)(A), the permitted maximum height of a **building** or **structure** is the numerical value in metres following the letters "HT" as shown on Diagrams 4 and 5 attached to By-law 1210-2022(OLT);
- (F) Despite Regulation 50.10.40.10(4), the permitted maximum number of **storeys** for each **building** is the numerical value following the ST symbol on Diagrams 4 and 5 attached to By-law 1210-2022(OLT);
- (G) For the purpose of this exception, the following do not constitute a **storey**:
- (i) a mechanical penthouse, including any mechanical equipment or **amenity space**; and
  - (ii) a mezzanine floor, located immediately above the first floor and used exclusively for bicycle parking or mechanical rooms;
- (H) Despite Regulations 50.5.40.10(3) to (8) and 50.10.40.10(3) and (E) above, the following equipment and **structures** may project above the permitted maximum heights shown on Diagrams 4 and 5 attached to By-law 1210-2022(OLT), as follows:
- (i) access hatches, eaves, light fixtures, chimneys, vents, roof drainage, elements of a **green roof**, access ladders, by a maximum of 1.1 metres;
  - (ii) elements and **structures** associated with a **green roof**, architectural features, parapets, trellises, railing, screens, planters, **landscaping** features, solar panels and related equipment, satellite dishes, and guard rails, by a maximum of 3.0 metres;
  - (iii) lightning rods, by a maximum of 5.0 metres; and
  - (iv) window washing equipment, by a maximum of 7.0 metres;
- (I) Despite Regulations 50.5.40.70(1), 50.10.40.70(1), 50.10.40.70(5), 50.10.40.80(3) and Section 600.10, the required minimum **building setbacks** and required separation of **main walls** are as shown in metres on Diagrams 4 and 5 attached to By-law 1210-2022(OLT);
- (J) Despite Regulation 50.5.40.60(1), Clause 50.10.40.60 and (I) above, the following **building** elements may encroach into the required **building setbacks** and **main wall** separation distances as follows:
- (i) architectural features, cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pilasters, trellises, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, elevating devices, louvres, damper equipment, window washing equipment, and access ramps including underground garage ramps and associated **structures**, by a maximum of 2.0 metres;
  - (ii) balconies, may encroach to a maximum of 1.5 metres;
  - (iii) despite (ii) above, on Building A no balconies are permitted in the required:
    - (a) 1.8 metre **building setback** from the west **lot line**;
    - (b) 9.0 metre **building setback** from the north **lot line**;
    - (c) 2.5 metre **building setback** from the south **lot line**; and
    - (d) 8.2 metre **building setback** from the north **lot line**;
  - (iv) despite (ii) above, balconies are not permitted within 3.0 metres of the corners of **main walls** of Building B1 and Building B2;
- (K) Despite Regulation 50.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.25 square metres for each **dwelling unit**, of which:
- (i) 2.03 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) 1.22 square metres for each **dwelling unit** is outdoor **amenity space**; and



- (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (L) The provision of **dwelling units** located for **buildings** located on Block A and Block B are subject to the following:
  - (i) a minimum of 35 percent of the total number of **dwelling units** must contain two or three bedrooms; and
  - (ii) of the requirement in (i) above, a minimum of 3 percent of the total number of **dwelling units** must contain three bedrooms, provided there a minimum of 60 **dwelling units** with three bedrooms;
- (M) Despite Regulation 50.10.90.40(1)(B), **vehicle** access to a **loading space** may be permitted from:
  - (i) Front Street West for Building A; and
  - (ii) Blue Jays Way for Building B1, Building B2 and Building C;
- (N) Despite Clause 220.5.10.1, **loading spaces** must be provided on the lands as follows:
  - (i) a required minimum of one (1) Type 'G' **loading space** and one (1) Type 'B' **loading space** must be provided for Building A; and
  - (ii) a required minimum of three (3) Type 'G' **loading spaces** and one (1) Type 'C' **loading space** as shared between Building B1, Building B2, Building C and Building D;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.20 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.10 residential visitor **parking spaces** for each **dwelling unit**;
  - (iii) 1.0 parking space per 100 square metres of non-residential **gross floor area**;
  - (iv) a minimum of 4 "car-share parking spaces";
  - (v) for the purpose of this exception, "car-share" 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 to at least the occupants of the building for short-term rental, including hourly rental; and
  - (vi) for the purpose of this exception, a "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (P) Despite Regulation 200.5.1.10(12)(C), a vehicle access to a building must be at least 3.0 metres from the lot line abutting the street;
- (Q) Despite Regulations 200.15.1(1), (3) and (4), accessible **parking spaces** must be provided as follows:
  - (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;
  - (iii) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
    - (a) entrance to a **building**;
    - (b) passenger elevator that provides access to the first **storey** of the **building**; and
    - (c) and shortest route from the required entrances in (Q)(iii)(a) and (b);
- (R) Despite Regulation 230.5.1.10(6), both "short-term" and "long-term" **bicycle parking spaces** may be located in a **building**;
- (S) Despite Regulation 230.5.1.10(10), "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement;
- (T) Regulation 230.5.1.10(7), with regard to the provision of bicycle shower and change facilities, does not apply.



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1210-2022(OLT) ]

(67) Exception CRE 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (C) On the lands municipally known as 172 King St. East, Section 12(2) 314 of former City of Toronto By-law 438-86; and
- (D) On 172 King St. E., former City of Toronto by-law 97-0233.

(69) Exception CRE 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (C) On 48 STEWART ST, former City of Toronto by-law 523-89.

(70) Exception CRE 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery** are permitted, if:
  - (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;
  - (ii) the principal entrance to the use is located on a **building wall** that is within an 85 degree angle of the **front lot line**;
  - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
  - (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, or financial institution**. [TO: 438-86; 12 (1) 87]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (C) On 393 King St. E., former City of Toronto by-law 42-88.

(71) Exception CRE 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



- (A) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (B) On 26 Berkeley St. and 222 The Esplanade, former City of Toronto by-law 181-87; and
- (C) On the odd numbered addresses of 31-33 Princess St., former City of Toronto by-law 77-93.

(72) Exception CRE 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 400 Front St. W., **public parking** is permitted. [TO: 438-86; 12(2) 204(b)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (C) On 20 Blue Jay Way, City of Toronto by-law 1-05; and
- (D) On 400 Front St. W., former City of Toronto by-law 650-91.

(73) Exception CRE 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (D) On 160 Frederick St., former City of Toronto by-laws 477-81 and 697-84;
- (E) On the odd numbered addresses of 159-161 Frederick St., former City of Toronto by-law 629-88; and
- (F) On 120 Front St. E. and 25 George St., former City of Toronto by-law 697-84.

(74) Exception CRE 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 181 Richmond St. W., **public parking** is permitted. [TO: 438-86; 12(2) 204(b)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (B) On the lands known municipally as 200 Adelaide St. W. in 1979, Section 12(1) 291 of former City of Toronto By-law 438-86;
- (C) On 200 Adelaide St. W., former City of Toronto by-laws 371-76 and 230-80;
- (D) On 266 Adelaide St. W., the even numbered addresses of 268-270 Adelaide St. W., 109 John St., the odd numbered addresses of 111-117 John St., 119 John St., the odd numbered addresses of 121-129 John St., former City of Toronto by-law 651-82;
- (E) On and between the even numbered addresses of 100-104 John St. and 295 Adelaide St. W., City of Toronto by-law 517-2010;
- (F) On 214 King St. W., former City of Toronto by-law 88-86;
- (G) On 370 King St. W., former City of Toronto by-laws 439-87 and 592-91;
- (H) On 388 King St. W., former City of Toronto by-law 553-86;



- (I) On 430 King St. W., former City of Toronto by-law 554-86 and City of Toronto by-law 1349-07;
- (J) On the even numbered addresses of 230-240 Richmond St. W., former City of Toronto by-law 314-86;
- (K) On or between the even numbered addresses of 306-308 Richmond St. W., the even numbered addresses of 318-322 Richmond St. W., City of Toronto by-law 283-09;
- (L) On 259 Richmond St. W., former City of Toronto by-law 97-0016;
- (M) On 126 Simcoe St., City of Toronto by-law 1080-07;
- (N) On 21 Widmer St., City of Toronto by-law 95-2006; and
- (O) On the odd numbered addresses of 21-31 WIDMER ST, City of Toronto by-law 95-06.

(75) Exception CRE 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (B) On 250 Wellington St. W., 250R Wellington St. W., and 270 Wellington St. W., City of Toronto by-law 903-99.

(76) Exception CRE 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (B) On 540 Adelaide St. W., 555 Richmond St. W., former City of Toronto by-law 195-85;
- (C) On 156 PORTLAND ST, former City of Toronto by-law 549-87;
- (D) On 163 PORTLAND ST, former City of Toronto by-law 520-89;
- (E) On 530 Richmond St. W., former City of Toronto by-law 410-84;
- (F) On 532 Richmond St. W., former City of Toronto by-law 409-84;
- (G) On 546 Richmond St. W., 548 Richmond St. W., the even numbered addresses of 550R-556 Richmond St. W., former City of Toronto by-law 94-0218; and
- (H) On 590 Richmond St. W., former City of Toronto by-laws 635-80 and 862-80.

(77) Exception CRE 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (B) On 425 Adelaide St. W., former City of Toronto by-law 614-89; and
- (C) On 511 Adelaide St. W., former City of Toronto by-law 288-83.

(78) Exception CRE 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 11 WINDSOR ST and 306 Front St. W., **public parking** is permitted. [TO: 438-86; 12(2) 204(b)]



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (B) On 320 Front St. W., former City of Toronto by-law 587-86.

(79) Exception CRE 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (B) On 230 Wellington St. W., City of Toronto by-law 903-99.

(80) Exception CRE 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) On 57 Spadina Avenue, if the requirements of By-law 1062-2014 are complied with, none of the provisions of 50.5.40.10 (4), 50.5.40.10 (5), 50.10.40.10 (1), 50.10.40.10 (3), 50.10.40.30, 50.10.40.50, 50.10.40.60 (1), 50.10.40.70 (1), 50.10.40.70 (3), 50.10.40.70 (5)(A), 50.10.40.80(3), 200.5.10.1(1), 230.5.10.1(1), 230.5.10.1 (5), and 230.40.1.20 (2) apply to prevent the erection or use of a **building, structure**, addition or enlargement or **public parking** permitted in By-law 1062-2014, if the **building, structure**, or **public parking** complies with subsections (B) to (Y) of By-law 1062-2014;
- (B) The maximum **gross floor area** is 28,000 square metres, of which:
  - (i) A maximum of 24,000 square metres of **gross floor area** may be used for residential uses;
  - (ii) A maximum of 5,000 square metres of **gross floor area** may be used for non-residential uses, of which, a minimum of 2,500 square metres of **gross floor area** must be for office uses; and
  - (iii) The area used for **public parking** is not included in the calculation of **gross floor area**;
- (C) A medical office or dental office is not permitted;
- (D) The whole of the **building** or **structure** must be located within the areas delineated by heavy lines shown on Diagram 2 of By-law 1062-2014;
- (E) The height of a **building** or **structure**, is measured from the Canadian Geodetic Datum elevation of 86.25 metres, and must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 1062-2014;
- (F) The number of **storeys** in a **building**, must not exceed the number following the symbol ST on Diagram 2 of By-law 1062-2014;
- (G) Despite subsections (D) and (E) of this By-law, the following **building** elements and **structures** are permitted to project horizontally beyond the heavy lines and **building** envelopes other than a **lot** line, specified on Diagram 2 of By-law 1062-2014, subject to the following limitations:
  - (i) Eaves, cornices, window sills, landscape features, wheel chair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards - no limitations;
  - (ii) Awnings, canopies - a maximum of 3.0 metres beyond the exterior of the wall to which such awnings and canopies are attached;
  - (iii) Balconies - a maximum of 2.0 metres beyond the heavy lines shown on Diagram 2; and
  - (iv) Ornamental elements, architectural elements - a maximum of 2.0 metres beyond the heavy lines shown on Diagram 2;
- (H) Despite subsections (D) and (E) of this By-law, the following **building** elements and **structures** are permitted to extend vertically above the maximum heights and building envelopes specified on Diagram 2 of By-law 1062-2014, subject to the following limitations:
  - (i) Elements associated with a **green roof** - a maximum vertical projection of 0.5 metres above the heights shown on Diagram 2;
  - (ii) Railings - a maximum vertical projection of 1.2 metres above the heights shown on Diagram 2;



- (iii) Fences, privacy screens - a maximum vertical projection of 2.4 metres beyond the heights shown on Diagram 2;
  - (iv) Vents, stacks, chimneys - a maximum vertical projection of 3.2 metres above the heights shown on Diagram 2;
  - (v) Parapets - a maximum vertical projection of 1.2 metres above the height of 31.65 metres shown on Diagram 2, and parapets on all other portions of the **building** are limited to a maximum vertical projection of 0.9 metres above the heights shown on Diagram 2; and
  - (vi) Structures used for outside or open air recreation, safety or wind protection purposes and the structures shall not enclose space so as to constitute a form of penthouse or other room or rooms - a maximum vertical projection of 3.0 metres above the heights shown on Diagram 2;
- (I) Despite subsection (G) of this By-law, balconies, ornamental and architectural elements over the area of the 1.3 metre future stratified **lane** widening are permitted if such balconies, ornamental and architectural elements are located a minimum of 10 metres above the Canadian Geodetic Datum elevation of 86.25 metres;
- (J) Despite subsection (G) of this By-law, balconies attached to the northerly **main wall** of the **building**, subject to a height limit of 116.25 metres and shown with an east-west dimension of 19.01 metres on Diagram 2 of By-law 1062-2014, are limited to a maximum horizontal projection of 0.23 metres;
- (K) Despite subsection (H) of this By-law, **building** elements and **structures** permitted to extend above the height of the mechanical penthouse as identified on Diagram 2 of By-law 1062-2014 are limited to vents, stacks, chimneys, parapets, screens and railings, subject to the limitations noted in subsection (H) of this By-law;
- (L) A minimum of 288 square metres of outdoor **amenity space** must be provided and maintained and:
- (i) At least 40.0 square metres must be adjoining or directly accessible to the indoor **amenity space**; and
  - (ii) No more than 25% of the required outdoor **amenity space** may be provided as a **green roof**;
- (M) Indoor amenity space must be provided at a rate of at least 2.0 square metres for each **dwelling unit** and must be directly accessible to at least one room with a kitchen and washroom;
- (N) **Parking spaces** for residents on the **lot** must be provided and maintained in accordance with the following minimum standards:
- (i) 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.5 **parking spaces** for each bedroom **dwelling unit**;
  - (iii) 0.75 **parking spaces** for each two bedroom **dwelling unit**; and
  - (iv) 1.20 **parking spaces** for each three or more bedroom **dwelling unit**;
- (O) A minimum of one **loading space** - type G and one **loading space** - type B must be provided and maintained on the **lot**;
- (P) **Parking spaces** for residents on the **lot** may be reduced at a rate of 1 **parking space** for each 5 **bicycle parking space** provided in excess of the minimum number of required **bicycle parking spaces** for the lot based on the standards in subsection (Q) of this By-law, provided the reduction is not greater than 20% of the total minimum **parking spaces** required in subsection (N) of this By-law;
- (Q) **Bicycle parking spaces** must be provided in accordance with the following minimum standards:
- (i) A minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.8 "long term" **bicycle parking spaces** per **dwelling unit** and 0.2 "short term" **bicycle parking spaces** per **dwelling unit**;
  - (ii) A minimum of 0.2 "long term" **bicycle parking spaces** for each 100 square metres of **gross floor area** of office uses, and a minimum of the greater of 0.2 "short term" **bicycle parking spaces** for each 100 square metres of **gross floor area** of office uses or 6 **bicycle parking spaces**; and
  - (iii) A minimum of 0.2 "long term" **bicycle parking spaces** for each 100 square metres of **gross floor area** of retail uses, and a minimum of the greater of 0.3 "short term" **bicycle parking spaces** for each 100 square metres of **gross floor area** of retail uses or 6 **bicycle parking spaces**;
- (R) A minimum of 25 **parking spaces** for visitors to the **dwelling units**, and visitors and occupants of the non-residential uses must be provided, and may be in a **public parking** use on the lot. The following



minimum number of **parking spaces** must be reserved for the exclusive use of visitors to the **dwelling units**:

- (i) Between Monday 6:01 a.m. to Friday 6:00 p.m.:
  - (a) 2 **parking spaces** between the hours of 6:01 a.m. to 12:00 p.m.;
  - (b) 7 **parking spaces** between the hours 12:01 p.m. to 6:00p.m.;
  - (c) 14 **parking spaces** between the hours 6:01 p.m. to 6:00 a.m.; and
- (ii) Between Friday 6:01 p.m. to Monday 6:00 a.m., 14 **parking spaces**;
- (S) Despite regulation 200.5.1.10 (2), 4 **parking spaces** may have a minimum length of 5.3 metres and are not subject to regulation 200.5.1.10 (2) (D);
- (T) Despite regulation 230.5.1.10 (4), a **stacked bicycle parking space** may have a minimum width of 0.45 metres;
- (U) This exception will apply to all of the lands regardless of future severance, partition or division;
- (V) For the purposes of By-law 1062-2014, the terms set forth in bold type must have the same meaning as such terms have for the purposes of By-law 569-2013 as amended, except that the following definitions must apply:
  - (i) "Owner" means the registered owner of the **lot**; and
  - (ii) "Car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or not be refundable;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (C) On 373 and 375 King St. W., City of Toronto by-law 317-08;
- (D) On 393 King St. W., former City of Toronto by-laws 121-86 and 315-89; and
- (E) On 401 King St. W., former City of Toronto by-law 454-86." [By-law 1062-2014 as amended by By-laws 782-2015 and 580-2017] [ By-law: 1062-2014 ]

(81) Exception CRE 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (C) On 620 Richmond St. W., former City of Toronto by-law 706-83.

(82) Exception CRE 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (D) Section 12(5)(h) of former City of Toronto By-law 438-86;
- (E) On the odd numbered addresses of 183-197 Front St. E., former City of Toronto by-law 410-93;



- (F) On 227 Front St. E., former City of Toronto by-law 148-87;
- (G) On the odd numbered addresses of 61-63 Jarvis St., former City of Toronto by-law 97-0233;
- (H) On the lands municipally known as 150 King St. East, Section 12(2) 314 of former City of Toronto By-law 438-86;
- (I) On 150 King St. E., former City of Toronto by-law 97-0233;
- (J) On the even numbered addresses of 166-168 King St. E., former City of Toronto by-law 97-0233;
- (K) On the lands municipally known as 187 King St. East in 1978, Section 12(2) 83 of former City of Toronto By-law 438-86;
- (L) On 201 King St. E., former City of Toronto by-laws 477-81 and 697-84;
- (M) On 333 King St. E., former City of Toronto by-law 586-76; and
- (N) On 359 King St. E., former City of Toronto by-law 783-87.

(83) Exception CRE 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) For the purpose of this exception, "Parcel A" means the lands shown on Diagram 1 of By-law 588-2023 starting at the Canadian Geodetic Datum elevation of 85.5 metres and extending vertically above;
- (B) For the purpose of this exception, "Parcel B" means the lands shown on Diagram 1 of By-law 588-2023 including the portion extending beneath "Parcel A", below the Canadian Geodetic Datum elevation of 85.5 metres;
- (C) None of the provisions of Regulation 900.12.10(85) apply to "Parcel A" as shown on Diagram 2 of By-law 588-2023; and
- (D) Regulation 900.12.10(85) applies to "Parcel B" as shown on Diagram 2 of By-law 588-2023.

Prevailing By-laws and Prevailing Sections:

- (A) Sections 12(2)260 and 12(2)270 of former City of Toronto By-law 438-86. [ By-law: 588-2023 ]

(84) Exception CRE 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (C) On or between the even numbered addresses of 108-116 George St. and 234 Adelaide street, City of Toronto by-law 215-2006.

(85) Exception CRE 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 the lands municipally known as 101 to 105 Spadina Avenue and 363 Adelaide Street West, if the requirements of By-law 588-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged on "Parcel B" as shown on Diagram 1 of By-law 588-2023 in compliance with Regulations (B) to (T) below;
- (B) None of the provisions of (E) to (T) below apply to "Parcel A" as shown on Diagram 1 of By-law 588-2023;
- (C) For the purpose of this exception, "Parcel A" means the lands shown on Diagram 1 of By-law 588-2023 starting at the Canadian Geodetic Datum elevation of 85.5 metres and extending vertically above;



- (D) For the purpose of this exception, "Parcel B" means the lands shown on Diagram 1 of By-law 588-2023 including the portion extending beneath "Parcel A", below the Canadian Geodetic Datum elevation of 85.5 metres;
- (E) Despite Regulations 50.5.40.10(1) and (2), the height of a **building or structure** on is the distance between the Canadian Geodetic Datum elevation of 88.5 metres and the elevation of the highest point of the **building or structure**;
- (F) In addition to the uses permitted in Regulations 50.10.20.10(1) and 50.10.20.20(1), a **public parking facility** is also permitted, provided it is located in an underground **parking garage**;
- (G) Despite Regulation 50.10.40.10(1) or (3), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 588-2023;
- (H) Despite Regulations 50.5.40.10(3), (4), (5), (6), (7), and (8), and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 588-2023:
- (i) equipment used for the functional operation of the building including electrical, utility, mechanical and ventilation equipment, elevator overruns and elevator shafts, enclosed stairwells, roof access, maintenance equipment storage, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) structures that enclose, screen or cover the equipment, structures and parts of a building listed in (i) above, by a maximum of 6.0 metres;
  - (iii) architectural features, parapets, roof assemblies, and elements and structures associated with a green roof, by a maximum of 3.0 metres;
  - (iv) building maintenance units and window washing equipment, and light poles by a maximum of 4.0 metres;
  - (v) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 4.0 metres; and
  - (vi) trellises, pergolas, canopies and unenclosed structures providing safety or wind protection to rooftop amenity space, by a maximum of 4.0 metres.
- (I) The permitted maximum **gross floor area** of all **buildings** and **structures** is 28,000 square metres, of which:
- (i) the permitted maximum gross floor area for residential uses is 27,815 square metres; and
  - (ii) the required minimum gross floor area for non-residential uses is 185 square metres.
- (J) Despite Regulation 50.10.40.30(1), a **building** may be set back more than 50.0 metres from a **lot line** that abuts Spadina Avenue;
- (K) Despite Regulation 50.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.0 square metres for each **dwelling unit** on the **lot** at the following rate:
- (i) at least 2.6 square metres for each dwelling unit as indoor amenity space;
  - (ii) at least 0.4 square metres of outdoor amenity space for each dwelling unit of which 40 square metres must be in a location adjoining or directly accessible to the indoor amenity space;
  - (iii) none of the outdoor component may be a green roof;
  - (iv) indoor amenity space may include guest suites that do not exceed an aggregate gross floor area of 200 square metres; and
  - (v) for the purposes of this exception, guest suites do not constitute dwelling units.
- (L) Despite Regulations 50.10.40.70(1), and (5), 50.10.40.80(3) and Article 600.10.10, the required minimum **building setbacks** and the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 588-2023;
- (M) Despite (M) above and Clauses 50.5.40.60 and 50.10.40.60, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances shown on Diagram 3 of By-law 588-2023 as follows:
- (i) canopies and awnings, by a maximum of 3.0 metres;
  - (ii) cladding, lighting fixtures, pipes and vents, architectural features such as a pilaster, column, cornice, sill, belt course, eaves, or chimney breast, by a maximum of 1.0 metres; and



- (iii) window projections, window washing equipment, mechanical and privacy screens, fences, trellises and railings by a maximum of 3.0 metres.
- (N) Despite Regulation 50.10.40.1(1), if a **building** is located on a lot in the CRE zone bounded by Queen Street West to the north, Simcoe Street to the east, Front Street West to the south, and Bathurst Street to the west, the elevation of the first **storey** of the **building** must be at or within 0.7 metres above the height of the public sidewalk abutting the site.
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 70 **parking spaces** within a **public parking** facility; and
  - (ii) no **parking spaces** are required solely for the use of residential occupants, residential visitors or non-residential uses.
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (P) Despite Regulation 200.5.1.10(2) a **parking space** for **public parking** must have the following minimum dimensions:
  - (i) Length of 5.2 metres
  - (ii) Width of 2.6 metres; and
  - (iii) Vertical clearance of 2.0 metres.
- (P) Despite Regulation 200.5.1.10(2) a **parking space** for **public parking** must have the following minimum dimensions:
- (Q) Despite Regulation 200.15.1(1) an accessible **parking space** required by (R) below must have the following minimum dimensions:
  - (i) length of 5.2 metres;
  - (ii) width of 2.4 metres;
  - (iii) vertical clearance of 2.0 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 as shown on Diagram 1 and Diagram 2 of By-law 579-2017
- (Q)
- (R) Despite Regulation 200.15.10.10, one accessible **parking space** must be provided for every 42 **dwelling units** and may be located anywhere within the **parking garage**, subject to (Q) above;
- (R)
- (S) Despite Regulation 230.5.1.10(4)(C), the minimum required width of a **stacked bicycle parking space** is 0.25 metres;
- (S)
- (T) Despite Regulations 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located:
  - (i) On any level of the building below-ground, provided that no more than 50 percent of the required **bicycle parking spaces** are located below the first level below-ground.

(T)

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 588-2023 ]

(89) Exception CRE 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (B) On or between the even numbered addresses of 326-360 King St. W., and 80 John St., City of Toronto by-laws 908-00 and 454-04.







## 900.20 E - Zone

### 900.20.1 General

(1) E Zone Exceptions

The regulations located in Article 900.20.10 apply only to the exceptions subject to the E zone and identified with the corresponding exception number.

### 900.20.10 Exceptions for E Zone

(1) Exception E 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The outdoor storage or parking of motor **vehicles** for a **Vehicle Repair Shop** is not permitted in the **front yard**; and
- (B) A minimum 3 metre **landscaping** strip, except for a **driveway**, must be provided abutting the **front lot line** along the entire frontage.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2) Exception E 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **building** must be set back 1.52 metres from one **side lot line** and 4.57 metres from the other **side lot line** with a minimum separation of 6.09 metres from any other primary **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception E 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition the uses permitted in the E zone, **self-storage warehouse** is permitted;
- (B) Despite regulations 60.20.40.70(3) and (5), the minimum **building setback** from a **lot line** that abuts the rail corridor for a **self-storage warehouse** is 1 metre;
- (C) Despite regulations 60.20.40.70(3) and (5), the minimum **building rear yard setback** for a **self-storage warehouse** is 3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 0410-2014 ]

(4) Exception E 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.31(52) of North York zoning by-law 7625.

(5) Exception E 5



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum Floor Space Index for office uses is 1.0.

Prevailing By-laws and Prevailing Sections: (None Apply)

(6) Exception E 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The only uses permitted within 70 metres of any **lot** on the north side of Greenbelt Drive zoned for residential uses are the uses permitted in an Employment Light Industrial zone (EL).

Prevailing By-laws and Prevailing Sections: (None Apply)

(7) Exception E 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the types of recovery facilities listed in Regulation 60.20.20.100(8)(A), a building construction and demolition waste material **recovery facility** is also not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 649-2015 Enacted ]

(8) Exception E 8

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only uses permitted within 70 metres of a **lot** zoned for residential uses are the uses permitted in the Employment Light Industrial zone (EL) and a **shipping terminal**;
- (B) **Open storage** must be set back at least 70 metres from a **lot line** that abuts a **lot** zoned for residential uses;
- (C) The sole access from Wilson Avenue to a **lot** may be a private right-of-way; and
- (D) Where a **lot** abuts a private right-of-way, the **lot line** that abuts the private right-of-way shall be deemed to be the **front lot line** and no other **lot line** need be treated as a **front lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625. [ By-law: OMB PL130592 Feb 3\_2016 ]

(9) Exception E 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) Despite the uses listed in Article 60.20.20.10(1) a concrete batching plant is permitted;
- (B) Regulation 60.20.20.100(10) pertaining to **Open Storage** does not apply; and
- (C) Regulation 60.30.20.100(1) pertaining to **Open Storage** and regulation 60.30.20.100.(2) pertaining to Outside Operations will apply.

Prevailing By-laws and Prevailing Sections:



(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625. [ By-law: 1054-2013 ]

(10) Exception E 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 60.20.20, the following uses are not permitted: building supply yards, dry cleaning or laundry plant, **public works yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 134-2016 ]

(11) Exception E 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Clause 60.20.20.10 a **hotel** is permitted;
- (B) Despite Regulation 200.5.10.1(1) a minimum of 0.84 **parking spaces** shall be required for each guest room in a **hotel**;
- (C) The permitted maximum height of a **hotel** is 24.0 metres and the permitted maximum number of **storeys** is 7;
- (D) Despite Regulation 200.15.10(1) a minimum of 5 accessible **parking spaces** are required; and
- (E) Despite Regulations 220.5.10.1(6) a minimum of 1 Type B **loading space** is required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1300-2018 ]

(12) Exception E 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) Despite the zone label, the maximum **gross floor area** permitted is 320 square metres;
- (B) No **building** or **structure** may be located closer to the **lot line** than the distance shown on Diagram 3 of By-law 932-2016; and
- (C) Despite Regulation 60.20.20.100(30)(A)(ii):
- (i) the **interior floor areas** of the **vehicle fuel station, retail store, eating establishment or takeout eating establishment** may not exceed 320 square metres; and
  - (ii) the combined **interior floor areas** of the **eating establishment or takeout eating establishment** may not exceed 121 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 932-2016 ]

(14) Exception E 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.31(66), former City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(15) Exception E 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) Outside storage of custom made pre-cast products manufactured on the same **lot** is permitted anywhere on the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(16) Exception E 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from the westerly **lot line** is 0.0 metres; and
- (B) The minimum **building setback** from the easterly **lot line** is 4.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(17) Exception E 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The only use permitted on the **lot** is a fire hall;
- (B) The minimum **building setback** from a **lot line** that abuts a **street**, is 3.0 metres; and
- (C) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements** must not exceed 0.5 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(18) Exception E 18

The lands, or portion thereof noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Clauses and regulations 60.5.80.10(1) and (2), 60.20.50.10, 60.20.80.20, 150.94.30.1, 150.94.40.1, 150.94.50.1, 220.5.20.1, 230.5 do not apply;
- (B) The permitted cumulative total **gross floor area** for Parts 1, 2 and 3 as shown on Diagram 2 must not exceed 13,000 square metres, of which the maximum **gross floor area** used for all:
  - (i) **vehicle repair shops** and **vehicle service shops** is 3,402 square metres and must only be located in Buildings D, C and E shown on Diagram 3 of By-law 215-2017;
  - (ii) **retail store** is 1,020 square metres and must only be located in Building F shown on Diagram 3 of By-law 215-2017;
  - (iii) **eating establishments** is 562 square metres; and
  - (iv) **hotel** is 3,495 square metres with a maximum of 65 rooms and/or suites and must only be located in Building A shown on Diagram 3 of By-law 215-2017;

- (C) Despite clauses 60.20.20.10 and 60.20.20.20:

- (i) the following uses are also permitted:

- Eating Establishments**
    - Hotel**
    - Medical Office**
    - Retail Stores**
    - Retail Service**
    - Vehicle Service Shop**
    - Vehicle Repair Shop**



(ii) the following uses are not permitted:

**Drive through facility**  
**Open Storage**  
**Shipping Terminal**  
**Transportation Use**  
**Vehicle Depot**  
**Vehicle Fuel Station**

- (D) Despite regulation 60.20.40.70 (1)-(4), a **building or structure** must not be closer to a **lot line** than the **building setbacks** shown on Diagram 3 of By-law 215-2017;
- (E) Despite regulation 200.5.1.10(2)(i), the minimum length of a **parking space** located along the **rear lot line** of Parcel C shown on Diagram 3 of By-law 215-2017 is 5.5 metres;
- (F) A minimum 239 **parking spaces** must be provided;
- (G) Despite regulation 200.15.10(1), a minimum of 8 accessible **parking spaces** must be provided;
- (H) Despite regulation 220.5.20.1, the minimum width of all **drive aisle** is 6.0 metres;
- (I) Despite clause 220.5.1.10, **loading spaces** must be provided on each of Part 1, Part 2 and Part 3, as shown on Diagram 2, as follows:
  - (i) Part 1 must provide one Type "B" **loading space**;
  - (ii) Part 2 must provide one Type "C" **loading space**; and
  - (iii) Part 3 must provide one Type "B" **loading space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 215-2017 ]

(19) Exception E 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, manufacturing of asphalt products is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(20) Exception E 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, a ready mix concrete plant is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(21) Exception E 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, manufacturing of asphalt products and the storage and distribution of bulk oils and petroleum products is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception E 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Section 8.3.4(h), former Town of Leaside zoning by-law 1916.

(23) Exception E 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.3.4(d) and 8.3.4(h), former Town of Leaside zoning by-law 1916.

(24) Exception E 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Article 60.20.20, manufacturing of asphalt is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception E 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite the requirements of Table 200.5.10.1, and 200.15, for a **building** with a **gross floor area** of not more than 1000 square metres, a minimum of 20 **parking spaces** are required, of which one (1) **parking space** must be an accessible **parking space**; and

(B) Despite the requirement of 60.20.80.20(1), a lawful **parking space** existing on the date of the enactment of By-law 1456-2017 need not comply with 60.20.80.20(1).

Prevailing By-laws and Prevailing Sections: None Apply

[ By-law: 1456-2017 ]

(26) Exception E 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite Clauses 60.20.20.10 and 60.20.20.20:

(i) the only use permitted in Building A shown on Diagram 3 attached to By-law 1076-2018 is a **vehicle washing establishment**;

(B) Despite Clauses 60.20.20.10 and 60.20.20.20:

(i) the only use permitted in Building B shown on Diagram 3 attached to By-law 1076-2018 is a **retail store, drive-through facility, take-out eating establishment**;

(ii) A maximum of one **drive-through facility** is permitted;

(C) Despite Clause 60.5.40.40 and regulation 150.96.20.1(3):

(i) The permitted maximum **interior floor area** for all uses on the **lot** is 402 square metres, divided in accordance with (ii) to (iv) below;

(ii) The permitted maximum **interior floor area** for the **retail store** is 158 square metres;

(iii) The permitted maximum **interior floor area** for the **take-out eating establishment** is 104 square metres; and

(iv) The permitted maximum **interior floor area** for the **vehicle washing establishment** is 139 square metres;

(D) Despite Clause 60.20.40.70 and Clause 150.96.40.1, required minimum **building setbacks** are as shown on Diagram 3 attached to By-law 1076-2018. [ By-law: 1774-2019 ]



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1076-2018 ]

(27) Exception E 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) None of the provisions of 60.20.40.10 and 60.5.40.40(1),(2), apply to prevent the use of a **building, structure or premises** for a **waste transfer station** in compliance with regulations (B)-(J) below;
- (B) In addition to the uses listed in regulation 60.20.20.10(1) a **waste transfer station** is a permitted land use;
- (C) Despite regulation 800.50 (935) of By-law 569-2013, as amended, a **waste transfer station** use may only be used to receive and transfer **recyclable material**;
- (D) No portion of any **building or structure** may exceed the maximum permitted **building** height specified by the numbers following the symbols HT as shown on Diagram 3 of By-law 648-2018;
- (E) No portion of any **building or structure** may exceed the maximum permitted **storeys** specified by the numbers following the symbols ST as shown on Diagram 3 of By-law 648-2018;
- (F) Despite 60.20.40.70 no part of a **building or structure** may be closer to a **lot line** than the distance shown on Diagram 3 of By-law 648-2018;
- (G) Despite (F) above, a canopy, portico or other similar **structure** including structural supports may encroach into the required **front yard setback** a maximum of 2.0 metres;
- (H) Despite 220.5.10.1(7) a minimum of 1 Type "B" **loading space** must be provided;
- (I) Despite regulation 200.5.10.1 and Table 200.5.10.1, a minimum of 10 **parking spaces** must be provided for a **waste transfer station**; and
- (J) Despite regulation 200.5.1.10(2)(C)(i), (3) the minimum parallel **parking space** length is 6.7 metres and the maximum parallel **parking space** length is 7.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 648-2018 ]

(28) Exception E 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, cement and concrete products manufacturing; is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(29) Exception E 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, a **veterinary hospital** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(32) Exception E 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) Despite regulation 800.50(420), for the purposes of this exception, the **lot** is the land outlined by heavy black lines on Diagram 1 of By-law 902-2019;
- (B) In addition to the uses permitted by regulations 60.20.20.10(1) and 60.20.20.20(1), a **Vehicle Dealership** is permitted;



- (C) Despite regulations 60.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 114.92 metres and the highest point of the **building** or **structure**; [ By-law: 1531-2019 ]
- (D) Despite regulation 60.20.40.10(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 3 attached to By-law 902-2019;
- (E) Despite clause 60.5.40.10 the following **building** elements may exceed the permitted maximum height as follows:
  - (i) Architectural features may exceed by a maximum of 5.0 metres;
  - (ii) Elevator trellises, elevator shafts, eaves, screens, stairs, electrical utility, mechanical and ventilation equipment by a maximum of 2.0 metres; and
  - (iii) The at-grade decorative wall by a maximum of 2.1 metres;
- (F) In addition to the areas listed in regulation 60.5.40.40(1), for the purposes of this exception, the **gross floor area** of a non-residential building is reduced by areas in the **building** used for parking and mechanical rooms above and below-ground;
- (G) The permitted maximum **gross floor area** is 9,000 square metres;
- (H) Despite clause 60.20.40.70 and regulation 150.94.40.1(1), the required minimum **building setbacks** are as shown on Diagram 3 attached to By-law 902-2019;
- (I) Despite regulations 60.5.40.60 and 60.20.40.70, the following may encroach into the required **building setbacks** as follows:
  - (i) Canopies and associated structural columns by a maximum of 7.5 metres on the west elevation, 5.5 metres on the north elevation and 9.0 metres only at the **building** entrance on the north elevation; and
  - (ii) Ramps with a maximum length of 16 metres and a maximum width of 7.5 metres and ground decorative walls are permitted by a maximum length of 36 metres;
- (J) Regulation 60.5.80.10(2) restricting the location of **parking spaces** does not apply;
- (K) The location of **parking spaces** is subject to the following:
  - (i) Despite regulation 60.5.80.10(1)(A), a required **parking space** located in the west **street yard** and within 25.0 metres of the south **lot line** must be located a minimum of 2.0 metres from the west **lot line** abutting The East Mall; and
  - (ii) In all other cases, regulation 60.5.80.10(1)(A) applies;
- (L) Despite regulation 60.5.100.1(1)(B), the permitted maximum **driveway** width is 12.5 metres for a minimum depth of 3.0 metres measured from the **lot line** abutting the **street**;
- (M) The provision of **soft landscaping** is subject to the following:
  - (i) Despite regulations 60.20.50.10(1), 150.90.20.1(2)(iv) and 150.94.50.1(1), a minimum 2.0 metre wide strip of **soft landscaping** must be provided along the west **lot line** abutting the East Mall for the most southerly 25.0 metre portion of that **lot line**; and
  - (ii) In all other cases, regulations 60.20.50.10(1), 150.90.20.1(2)(iv) and 150.94.50.1(1) apply;
- (N) Despite regulation 60.20.20.100(31)(B), a **Vehicle Service Shop** may have open storage only to store **vehicles** for service;
- (O) Despite regulation 150.94.30.1(1), **vehicle** access from The East Mall to a **lot** with a **Vehicle Service Shop** may have a minimum width of 6.0 metres and a maximum width of 12.5 metres;
- (P) Despite regulation 150.94.30.1(2)(B), **vehicle** access to a **lot** with a **Vehicle Service Shop** must be at least 2.0 metres from any **side lot line**;
- (Q) Despite regulation 150.94.30.1(3), **vehicle** access to a **Vehicle Service Shop** on a **corner lot** must be at least 2.0 metres from the point of intersection of the **front lot line** and **side lot line**;
- (R) A minimum of 15.6 percent of the area of the **lot** must be **soft landscaping**;
- (S) The permitted maximum **lot coverage** is 35 percent of the area of the **lot**;
- (T) A minimum of 125 square metres of outdoor **amenity space** must be provided;
- (U) A minimum of 12 "short term" **bicycle parking spaces** must be provided;



- (V) Despite regulation 200.5.10.1(1), a minimum of 2.7 **parking spaces** per 100 square metres of **gross floor area** must be provided for any **vehicle dealership** or **vehicle service shop** use; and
- (W) For the purpose of this exception, a decorative wall is attached to the main **building** but does not support the roof of any **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 902-2019 ]

(33) Exception E 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1983-43.

(34) Exception E 34

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Regulation 60.5.80.10(2)(A), in a **front yard** or a **side yard** that abuts a **street** located in the area identified on Diagram 2 attached to By-law 1202-2019, there is no restriction on the number of **parking spaces**;
- (B) Despite Regulation 60.5.100.1(1)(B), the permitted maximum **driveway** width is 25.0 metres for a minimum depth of 3.0 metres measured from the **lot line** abutting a **street**;
- (C) Despite Regulation 60.20.50.10(1), a minimum 3.0 metre wide strip of **soft landscaping** along the entire length of the **lot line** located in the area identified on Diagram 2 attached to By-law 1202-2019 must be provided, excluding land used for **driveways**, walkways, and **landscaping** at the northwest corner of the site delineated;
- (D) Despite Regulations 60.20.90.40(1)(B), **vehicle** access to a **loading space** is permitted from a major **street** on the Policy Areas Overlay Map;
- (E) Despite Regulation 200.5.10.1(1), for **warehouse** uses located in the area identified on Diagram 1 attached to By-law 1202-2019, **parking spaces** must be provided at a minimum rate of 1.0 for each 100 square metres of **gross floor area** up to 2750 square metres; plus 0.4 for each 100 square metres of **gross floor area** in excess of 2750 square metres;
- (F) Despite Regulation 200.15.10(1)(C), for **warehouse** uses located on the area identified on Diagram 2 attached to By-law 1202-2019, a minimum of 5 accessible **parking spaces**, plus 1 accessible **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces** must be provided;
- (G) Despite Regulation 200.15.1(1) and (3), for **warehouse** uses located on the area identified on Diagram 2 attached to By-law 1202-2019, accessible **parking spaces** must be provided with a minimum length of 5.6 metres, a minimum width of 3.4 metres, a minimum vertical clearance of 2.1 metres, and the entire length of an accessible **parking space** must be adjacent to a 1.5-metre wide accessible barrier-free aisle or path; and
- (H) Despite Regulation 220.5.10.1(7), for each **warehouse** use located on the area identified on Diagram 1 attached to By-law 1202-2019, a minimum of three Type "A" **loading spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1202-2019 ]

(35) Exception E 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 11-19, 25 and 29 Industrial Street, if the requirements of By-law 1192-2019 are complied with, a **building** or **structure** may be constructed in compliance with Regulations B to Q below;



- (B) Despite Regulations 60.5.40.10(1) and (2), the height of a **building** or **structure** is measured from a Canadian Geodetic Datum elevation of 130.00 metres to the highest point of the **building** or **structure**;
- (C) Despite Clause 60.20.20.10 and 60.20.20.20, the following additional uses are permitted:
- (i) **Art Gallery**;
  - (ii) Medical Office;
  - (iii) **Outdoor Patio**;
  - (iv) **Personal Service Shop**; and
  - (v) **Veterinary Hospital**;
- (D) Regulations 60.20.20.100(4) and 60.20.20.100(30), regarding conditions for a **Retail Store**, do not apply;
- (E) Regulation 60.20.20.100(3), regarding conditions for a **Retail Service**, does not apply;
- (F) Regulation 60.20.20.100(3) and 60.20.20.100(30), regarding conditions for an **Eating Establishment** and **Take-out Eating Establishment**, do not apply;
- (G) Despite Regulations 60.20.20.100(3) and 60.20.20.100(30), the permitted maximum **gross floor area** for **Eating Establishments** and **Take-out Eating Establishments** is 1,200 square metres;
- (H) Regulation 60.20.20.100(7), regarding conditions for a **Recreation Use**, does not apply;
- (I) Despite Regulation 800.50(665), a **Recreation Use** is restricted to a fitness club used for physical play or exercise and may not include an ancillary **Day Nursery**;
- (J) Despite Clause 60.20.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law 1192-2019;
- (K) Despite Regulation 60.5.40.60(1) and (H) above, the following elements of a **building** may encroach into a required **building setback** a maximum of:
- (i) 5.0 metres, for eaves, cornices, window sills, lighting fixtures, awnings, canopies, architectural features, ornamental elements, canopies, trellises, guardrails, balustrades, railings, wheel chair ramps, stairs, stair enclosures or covers, stairs landings, vents, mechanical fans, satellite dishes, antennae, mechanical and architectural screens.
- (L) Despite Regulation 60.20.50.10(1), the required minimum **soft landscaping** along the entire length of any **lot line** abutting a **street** is 1.90 metres, excluding land used for **driveways** and walkways;
- (M) Despite Regulation 60.20.90.40 (1), access to a **loading space** may be provided through the adjacent property to the south, municipally known as 85 – 115 Laird Drive;
- (N) Despite Regulations 200.5.1(2) and 200.5.10.1(1), **parking spaces** must be provided and maintained on the lands at a minimum rate of 1.49 **parking spaces** for each 100 square metres of **gross floor area**;
- (O) Despite Regulation 200.15.1(1), required minimum width of an accessible **parking spaces** is 3.4 metres;
- (P) Despite Regulation 220.5.10.1(1), a minimum of three Type "B" **loading spaces** must be provided and maintained on the lands; and
- (Q) Despite Regulations 230.5.10.1(1), (3) and (4), a minimum of 24 "short-term" **bicycle parking spaces** must be provided and maintained on the lands.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1192-2019 ]

(36) Exception E 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1991-13.

(37) Exception E 37



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 795-2001.

(38) Exception E 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 permitted maximum **gross floor area** of all **buildings** and **structures**, including a mezzanine, is 155,000 square metres;
- (B) Despite Regulations 60.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 170.27 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulation 60.20.40.10(1), the permitted maximum height of a **building** or **structure** is 15 metres;
- (D) Despite Clause 60.20.40.70, the required minimum **building setbacks** for all **buildings** or **structures** are as shown on Diagram 3, attached to By-law 1179-2019;
- (E) Despite Regulation (D) above, the following elements are permitted to encroach into the required minimum **building setbacks** a maximum of 1.5 metres:
  - (i) light fixtures, awnings, ornamental elements, parapets, landscape features, trellises, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, canopies and associated **structures**;
- (F) Despite Regulation 60.5.80.10(2)(A), a **parking space** may be in a **front yard** or a **side yard** that abuts a **street**;
- (G) Despite Regulation 60.20.90.10(1), a **loading space** may be provided in a **street yard** abutting Passmore Avenue or Steeles Avenue East;
- (H) Despite Regulation 60.20.90.40(1), **vehicle** access to a **loading space** may be provided from the **rear yard** abutting a **street**;
- (I) Despite Article 200.5.10 and Table 200.5.10.1, a minimum of 800 **parking spaces** must be provided; and
- (J) Regulations 5.10.30.1(1)(B), 60.5.100.1(1), 60.20.50.10(1) and 60.20.90.40(2) do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1179-2019 ]

(39) Exception E 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) For the purposes of this site-specific exception, Port-oriented Use means:
  - (i) docks, piers, wharves, passenger ship and ferry terminals, dry-docks, boat and ship building yards and marine service stations;
  - (ii) marine **shipping terminal, warehouse, wholesaling use** and **open storage** that includes bulk and/or warehouse storage and loading facilities where cargo is received and/or departs by commercial marine shipping activities; and
  - (iii) **manufacturing uses** that are directly dependent upon marine shipping for the transportation of raw materials or finished products;
- (B) In addition to uses permitted in Clause 60.10.20.10, the following uses are permitted:
  - (i) **district heating and cooling plant**;
  - (ii) port-oriented use; and



- (iii) **waste transfer station** that only receives **recyclable materials** and has a front lot line that abuts Unwin Avenue;
- (C) Despite Regulation 60.20.20.10(1), an Asphalt Plant, Cement Plant and Concrete Batching Plant are permitted uses;
- (D) Despite the uses listed in Clause 60.20.20.10 and 60.20.20.20, the following uses are not permitted:
  - (i) **animal shelter**;
  - (ii) **artist studio**;
  - (iii) **dry cleaning or laundry plant**;
  - (iv) **financial institution**;
  - (v) **kennel**;
  - (vi) **Office**;
  - (vii) **performing arts studio**;
  - (viii) **pet services**;
  - (ix) **printing establishment**;
  - (x) **production studio**;
  - (xi) **software development and processing**;
  - (xii) **body rub service**;
  - (xiii) **crematorium**;
  - (xiv) **drive through facility**;
  - (xv) **recreation use**;
  - (xvi) **transportation use**;
  - (xvii) **vehicle depot**;
  - (xviii) **vehicle fuel station**;
  - (xix) **vehicle repair shop**;
  - (xx) **vehicle service shop**; and
  - (xxi) **vehicle washing establishment**;
- (E) Despite Regulation 60.20.20.100(10), **Open Storage**:
  - (i) may be associated with a **Recovery Facility**;
  - (ii) may be greater than 30 percent of the **lot area**;
  - (iii) may not be in the **front yard**; and
  - (iv) must have a minimum setback of 3 metres from any **lot line**;
- (F) In addition to the conditions in Regulation 60.20.20.100(10), storage must be:
  - (i) enclosed within a **building**; or
  - (ii) on a **lot** with **Open Storage** that does not have a **lot line** that abuts a **street**, an opaque visual barrier such as a fence, berm, retaining wall, or landscaped buffer must be provided along all **lot lines** that abut a **lot** in the **Open Space** category; or
  - (iii) on a **lot** with **Open Storage** with a **lot line** that abuts a **street**, an opaque visual barrier such as a fence, berm, retaining wall, or landscaped buffer must be provided:
    - (a) Between a **lot line** that abuts a **street** and the area used for **open storage**, located a maximum of 9.0 metres from the **lot line** that abut a **street**, except that such barrier is not required in areas used for **vehicle** and pedestrian access; or
    - (b) Along the entire perimeter of the portion of the **lot** that is used for **Open Storage**; and
    - (c) Along all **lot lines** that abut a **lot** in the **Open Space** category;
- (G) Despite Clause 60.20.20.10, storage associated with a **Public Works Yard** must be within a wholly enclosed **building**;
- (H) Despite Clause 60.20.20.10, a **Wholesaling Use** must not exceed 50 percent of the **interior floor area** of a **building**;



- (I) Despite the uses permitted by Clause 60.20.20.10 and Clause 60.20.20.20, Port-oriented Uses and **Park** uses are the only uses permitted in the areas shown in heavy black lines on the Port-oriented Use Overlay Map, as shown on Diagram 7 attached to By-law 1303-2019;
- (J) In addition to the conditions in Regulation 60.20.20.20(11), a **Shipping Terminal** is permitted only if cargo is received and/or departs by commercial marine shipping activities;
- (K) Despite Regulation 60.20.40.70(1) and Clause 60.20.40.10, **buildings** or **structures** located 3.0 metres or less from a **lot line** abutting Commissioners Street must:
  - (i) have a required minimum height of 12.0 metres and at least 3 **storeys**;
  - (ii) have a required minimum first **storey** height of 5.0 metres, measured between the top of the floor of the first **storey** and the underside of the ceiling of the first **storey**;
  - (iii) have a permitted maximum **building setback** of 3.0 metres from a **lot line** abutting Commissioners Street; and
  - (iv) have a minimum depth of 30 metres from the **building setback** from a **lot line** abutting Commissioners Street;
- (L) Despite Regulation 60.20.40.10 (1)(B)(i), the permitted maximum height of an **ancillary office building** or portion of a **building** used as an office is 30.0 metres;
- (M) Where (K) above is not satisfied, **buildings** or **structures** with a **front lot line** on Commissioners Street must:
  - (i) have a required minimum **building setback** of 9.0 metres from a **front lot line** abutting Commissioners Street, despite 60.20.40.70(1); and
  - (ii) have a minimum 3.0 metres wide strip of **soft landscaping** along the entire length of the **lot line**, excluding land used for **driveways** and walkways;
- (N) Despite Clause 60.20.40.70, **buildings** or **structures** with a **front lot line** on Unwin Avenue must:
  - (i) have a required minimum **building setback** of 9.0 metres from a **front lot line** abutting Unwin Avenue; and
  - (ii) have a minimum 3.0 metres wide strip of **soft landscaping** along the entire length of the **lot line**, excluding land used for **driveways** and walkways;
- (O) In addition to Clause 60.20.40.70, the required minimum **building setbacks** from a **lot line** abutting the Shipping Channel is 18 metres, as shown on Diagram 8 attached to By-law 1303-2019;
- (P) Despite Clause 60.5.80.10, a required **parking space** may not be in:
  - (i) a **front yard**; or
  - (ii) a **side yard** abutting a **street**; or
  - (iii) if in a **side yard**, not within 9 metres of a **front lot line**;
- (Q) Despite Regulation 60.10.94.40(1):
  - (i) where a **lot** abuts a **lane**, **vehicle** access to a **loading space** or **parking space** must be from the **lane**; and
  - (ii) if the **corner lot** does not abut a **lane** and has at least one **lot line** abutting a **street** which is not a major **street** on the Policy Overlay Map, **vehicle** access to a **loading space** or a **parking space** must be from the **street** which is not a major **street**;
- (R) Despite Clause 200.5.10.1, **parking spaces** must be provided for a Port-oriented Use, **Bindery**, **Building Supply Yard**, **Carpenter's Shop**, **Custom Workshop**, **Laboratory**, **Manufacturing Use**, **Marijuana Production Facility**, **Metal Factory**, **Printing Establishment**, **Cold Storage**, **Public Works Yard**, **Warehouse** and **Wholesaling Use**, at a minimum rate of 0.15 for each 100 square metres of **gross floor area** and a maximum rate of 0.75 for each 100 square metres of **gross floor area**; and
- (S) Despite Regulation 230.5.10.1(1) a, Port-oriented Use, **Bindery**, **Building Supply Yard**, **Carpenter's Shop**, **Contractor's Establishment**, **Custom Workshop**, **Laboratory**, **Manufacturing Use**, **Marijuana Production Facility**, **Metal Factory**, **Printing Establishment**, **Cold Storage**, **Public Works Yard**, **Warehouse** and **Wholesaling Use** will provide 0.25 **bicycle parking spaces** per 100 square metres, allocated as follows:
  - (i) 10 percent short-term **bicycle parking spaces**; and



(ii) 90 percent long-term **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1303-2019 Under Appeal ]

(41) Exception E 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1981-113.

(42) Exception E 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 4925 Dufferin Street, a **post-secondary school** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1276-2022(OLT) ]

(43) Exception E 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 545 Commissioners Street, as shown on Diagram 1 of this By-law, a concrete batching plant is permitted in compliance with (B) through (J) below.
- (B) Despite regulation 60.20.20.10.(1), a concrete batching plant is a permitted use.
- (C) Despite regulation 60.20.20.100.(10)(A)(i), **open storage** is permitted in association with the concrete batching plant.
- (D) Despite regulation 900.20.10.(39)(D), an office is permitted as an **ancillary** use to the concrete batching plant and **open storage** and must not exceed 400 square metres for **gross floor area**.
- (E) Despite regulation 900.20.10.(39)(D), a **vehicle repair shop** is permitted provided the use is **ancillary** to the concrete batching plant and **open storage**.
- (F) Despite regulations 60.20.20.100.(10)(A)(iv) and 900.20.10.(39)(E), no **building setback** from the east, south and west **lot lines** is required for the **open storage** permitted in (C) above if an opaque visual barrier is provided.
- (G) Despite regulation 900.20.10.(39)(F)(iii)(a), an opaque visual barrier must be provided between a **lot line** that abuts a **street** and the area used for **open storage**, located a maximum of 43 metres from the **lot line** abutting a **street**.
- (H) Despite regulation 60.20.20.100.(4), a **retail store** is permitted, provided the **retail store** is **ancillary** to the **concrete batching plant**.
- (I) Despite regulation 60.5.100.1.(1), a **driveway** may have a minimum width of 3.5 metres if it is provided as half of a shared **driveway** with the adjacent property to the east. Otherwise, the minimum required **driveway** width must be 6 metres.
- (J) Despite regulation 60.20.50.10.(1), **soft landscaping** to a minimum width of 3 metres is not required along the entire length of the **lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 220 of former City of Toronto By-law 438-86; and  
(B) Section 12(1) 272 of former City of Toronto By-law 438-86. [ By-law: 161-2021; 1092-2021 ]

(45) Exception E 45



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, a **salvage yard** is permitted;
- (B) A solid three metre high fence must surround the **salvage yard**; and
- (C) The maximum height for **open storage** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(46) Exception E 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, a **salvage yard** is permitted;
- (B) Not more than one garage and office **building** is permitted on the **lot**; and
- (C) No scrap pile may be more than 3.7 metres in height except one temporary scrap pile not more than 9.2 metres in height and covering not more than an area 30.5 metres by 30.5 metres abutting the westerly limit of the **lot** and commencing 30.5 metres south of the north **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(47) Exception E 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 898-2000.

(48) Exception E 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 737-2004(OMB).

(49) Exception E 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1994-69.

(53) Exception E 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 339-2012.



(54) Exception E 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 339-2012.

(55) Exception E 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60. 20. 20, Paint and/or varnish manufacturing is permitted; and
- (B) **Open storage** will be permitted to a maximum of 10% of the total **lot area**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto By-law 339-2012. [ By-law: 1054-2013 ]

(59) Exception E 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) On 154 Wicksteed Avenue, as outlined by heavy black lines on Diagram 1 of By-law 613-2021, nothing will prevent the erection or use of **buildings, structures**, additions or enlargements permitted in compliance with (B) to (U) below;
- (B) Despite the uses listed in Clause 60.20.20.10, the only uses permitted are: office, **retail store, retail service, eating establishment, take-out eating establishment**, and related **ancillary** uses;
- (C) Despite Clause 60.20.20.100, the total interior floor area of all **retail stores, retail services, eating establishments and take-out eating establishments** must not exceed 150 square metres;
- (D) Despite Regulation 60.20.20.100 (4), a **retail store** is permitted when it is not associated with a **manufacturing use** on the same **lot**;
- (E) Despite Clause 60.20.40.70, minimum required **building setbacks** are as shown on Diagram 3 of By-law 613-2021;
- (F) Despite Regulation 60.5.40.60(1) and (C) above, the following elements of a **building** may encroach into a required **building setback** a maximum of:
  - (i) 2.5 metres, for canopies, cornices, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, planters, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps, fences, screens, window fenestrations or detailing and landscape features;
- (G) Despite Regulation 60.5.40.10 (1), the height of a **building** shown on Diagram 3 of By-law 613-2021 is the distance between the Canadian Geodetic Datum elevation of 128.57 metres and the elevation of the highest point of the **building**;
- (H) Despite Regulation 60.20.40.10 (1) (B), 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 613-2021;
- (I) Despite Regulation 60.5.40.10(5) the total area of all equipment, **structures** and parts of a **building** together may cover no more than 75 percent of the area of the roof;
- (J) Despite (G) above, the following **building** elements and **structures** are permitted to project vertically above the permitted maximum height limit:
  - (i) balustrades, cornices, eaves, fixtures, ornamental elements, lighting fixtures, **green roofs**, mechanical equipment, structural columns and shear walls, parapets, railings, trellises, vents, chimney stacks, generator rooms, elevator overruns, and other minor architectural projections



are permitted to project no more than 3.0 metres beyond the height limits shown following the symbol HT on Diagram 3 of By-law 613-2021;

- (K) Despite Regulation 60.20.1.10(3), the maximum permitted **gross floor area** is 7,150 square metres;
- (L) Despite Regulation 60.20.50.10(1), a 3.0 metres wide strip of **soft landscaping** is not required;
- (M) Despite Clause 200.5.10.1, **parking spaces** for a **building** used as an office shall be provided at a minimum rate of 1.0 for each 100 square metres of **gross floor area**;
- (N) Despite Regulation 200.5.10.1(2), a maximum of 10 **parking spaces** may have a minimum width of 2.6 metres, a minimum length of 5.6 metres, and a minimum height of 1.8 metres with or without obstructions;
- (O) Despite Regulation 200.15.1 (1), an accessible **parking space** must have minimum dimensions of a length of 5.6 metres; a width of 3.4 metres; and a vertical clearance of 2.1 metres;
- (P) The entire length of an accessible **parking space** must be adjacent to a 1.5 metres wide accessible barrier free aisle or path;
- (Q) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
  - (i) entrance to a **building**;
  - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
  - (iii) shortest route from the required entrances in (i) and (ii);
- (R) Despite Regulation 220.5.10.1 (5), one Type "B" and one Type "C" **loading space** shall be provided on site;
- (S) Despite Regulation 230.5.10.1(1) **bicycle parking spaces** must be provided on the **lot** as follows, and may be located outdoors or indoors, including within a secured room or enclosure:
  - (i) A minimum of 28 **bicycle parking spaces**;
- (T) Despite Regulation 230.5.1.10(4), the minimum width of a **bicycle parking space** or **stacked bicycle parking space** is 0.4 metres; and
- (U) Regulation 230.60.1.20(1) does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 613-2021 ]

(61) Exception E 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) Despite regulation 60.20.20.100(4), a **retail store** is permitted as a standalone use with a total **interior floor area** of up to 158.0 square metres and associated **open storage**;
- (B) Despite regulation 60.20.20.100(10) **open storage**:
  - (i) may be 0.0 metres from the rear and side **lot lines**; and
  - (ii) must be no more than 70% of the **lot area**;
- (C) Despite Clause 60.20.20.10 a **dwelling unit** is permitted above a **retail store** with a permitted maximum **interior floor area** of 158.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 527-2022(OLT) ]

(62) Exception E 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) Regulation 60.20.30.20(1) does not apply to a **transportation use**;
- (B) Regulation 60.20.40.10(2) does not apply to a **transportation use**;
- (C) Regulations 60.20.40.70(1), (2) and (3) do not apply to a **transportation use**;
- (D) Regulation 60.20.50.10(1) does not apply to a **transportation use**;



- (E) Regulation 60.20.80.20(1) does not apply to a **parking space** for a **transportation use**; and
- (F) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 910-2022 ]

(64) Exception E 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) Regulations 60.20.40.70(1) to (4), regarding required minimum **building setbacks**, do not apply to a **transportation use**;
- (B) Despite Regulation 60.20.1.10(3), the maximum permitted floor space index is 0.6 times the area of the **lot**;
- (C) Despite Regulation 60.20.50.10(1), no minimum **soft landscaping** is required along a **lot line** abutting a **street**;
- (D) Despite Regulation 60.5.40.60(1), canopies, awnings or similar **structures**, with or without structural support, located at any elevation above ground, may encroach into the full extent of a required minimum **building setback** that abuts a **street**;
- (E) Despite Regulation 60.20.40.10(1), the permitted maximum height of a building for a **transportation use** is 15 metres;
- (F) Despite Regulation 60.5.100.1(1), a **driveway** must have a minimum width of 3.5 metres;
- (G) Despite Regulations 200.5.1.10(2)(A)(i) and (ii), a **parking space** is subject to the following minimum dimensions
  - (i) width of 2.44 metres; and
  - (ii) length of 5.0 metres;
- (H) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**;
- (I) Article 60.20.60 regarding requirements for **ancillary buildings** and **structures** does not apply; and
- (J) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 821-2022 ]

(65) Exception E 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) Regulations 60.20.40.70(1) to (4) do not apply to a **transportation use**;
- (B) Despite Regulation 60.20.1.10(3), the maximum permitted floor space index is 1.0 times the area of the **lot**;
- (C) Despite Regulation 60.20.50.10(1), no minimum **soft landscaping** is required along a **lot line** abutting a **street**;
- (D) Despite Regulation 60.20.40.10(1), the permitted maximum height of a **building** for a **transportation use** is 15 metres;
- (E) Despite Regulation 60.20.30.20(1), the required minimum **lot frontage** is 15 metres for a **lot** containing a **transportation use**;
- (F) Despite Regulation 60.5.40.60(1), canopies, awnings or similar **structures**, with or without structural support, located at any elevation above ground, may encroach into the full extent of a required minimum **building setback** that abuts a **street**;
- (G) Article 60.20.60 regarding requirements for **ancillary buildings** and **structures** does not apply;
- (H) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**; and



- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 821-2022 ]

(66) Exception E 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 the lands at 70 Wicksteed Avenue, 202-206 Parkhurst Boulevard and 99 Vanderhoof Avenue, if the requirements of By-law 1103-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) Despite Regulation 60.20.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 131.25 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Regulations 60.5.80.10(1) and (2) do not apply;
- (D) In addition to the permitted non-residential uses listed in Regulation 60.20.20.10(1) the following additional uses are permitted:
  - (i) **Massage Therapy**
  - (ii) **Personal Service Shop**
- (E) Regulations 60.20.20.100(4), 150.94.30.1(1), (2), (3), 150.94.40.1(1) and 150.94.50.1(1) do not apply;
- (F) Despite Regulation 60.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres as shown on Diagram 4 attached to By-law 1103-2022;
- (G) Despite Regulations 60.20.40.70(1), (2) and (3) the minimum **building setbacks** shall be as shown on Diagram 4 attached to By-law 1103-2022;
- (H) Regulation 60.20.50.10(1) does not apply;
- (I) Regulation 60.20.90.40(2) does not apply;
- (J) The permitted maximum **gross floor area** is 20,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for "Building A" shown on Diagram 4 attached to By-law 1103-2022 is 17,870 square metres;
- (K) The permitted maximum floor area for a **retail store** for a garden centre shall be 1,700 square metres and shall be permitted to operate adjacent to "Building A" shown on Diagram 4 attached to By-law 1103-2022;
- (L) A minimum of 130 square metres of retail or commercial **gross floor area** is required to be provided on the Laird Drive frontage of "Building A" shown on Diagram 4 attached to By-law 1103-2022, within which a **vehicle service shop** and **ancillary** uses thereto shall be prohibited.
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following for the use indicated:
  - (i) a minimum of 1.5 **parking spaces** for each 100 square metres of non- residential **gross floor area** for a **Retail Store**.
- (N) Regulation 5.10.30.10(1) does not apply;
- (O) Despite regulation 5.10.30.1(1), within the lands shown on Diagram 1 attached to By-law 1103-2022, no land may be used and no **building** or **structure** may be erected or used, except for **buildings** existing on July 22, 2022 and except for below-grade construction and foundations, unless municipal services are provided to the **lot line** and the following provisions are complied with:
  - (i) all new public roads illustrated on Diagram 4 attached to By-law 1103-2022, have been constructed to a minimum base curb and base asphalt and are connected to an existing **street**; and
  - (ii) all municipal water mains and municipal sewers, and their appurtenances, including within the new public roads illustrated on Diagram 1 attached to By-law 1103-2022, have been installed and are operational.



- (P) Within the lands shown on Diagram 1 attached to By-law 1103-2022, no person shall erect or use any **building or structure** above-grade, except for **buildings** existing on July 22, 2022 until new public roads illustrated on Diagram 4 attached to By-law 1103-2022 are conveyed to the City for public highway purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

(67) Exception E 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, a social **club** for the Metropolitan Police Association is permitted;
- (B) A maximum of 550 square metres of total **gross floor area** is permitted for the social **club** use; and
- (C) Seating capacity for the social **club** use must not exceed 180 seats.

Prevailing By-laws and Prevailing Sections: (None Apply)

(68) Exception E 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 924-2000.

(69) Exception E 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 4116.

(70) Exception E 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) On 378-384 Bering Ave, if the requirements of By-law 132-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (I) below.
- (B) In addition to the permitted non-residential uses listed in Regulation 60.20.20.10(1), the following additional use is permitted:
  - (i) **Self- Storage Warehouse**;
- (C) Despite Regulation 60.20.40.10(1)(B)(ii), the permitted maximum height of any **building or structure** is 21.5 metres and five **storeys** for a **Self- Storage Warehouse**.
- (D) Despite Regulation 60.20.40.70(3), the required minimum **rear yard setback** is 3.0 metres.
- (E) Despite Regulation 60.20.90.40(2), the **loading space** located in a **building** may have its **vehicle** access through a **main wall** that faces a **street**.
- (F) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 0.075 **parking spaces** per 100 square metres of **gross floor area** must be provided for a **Self-Storage Warehouse**.



(G) Despite Clause 220.5.10.1, a minimum of 3 Type "B" **loading spaces** with minimum dimensions of 11.0 metres in length, 3.5 metres in width and a vertical clearance of 4.4 metres are required for a **Self-Storage Warehouse**.

(H) Despite Clause 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), 4 "short-term" **bicycle parking spaces** are required to be provided on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 132-2023 ]

(71) Exception E 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) On 3250 and 3260 Markham Road and 568 Passmore Avenue, if the requirements of By-law 553-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (H) below;
- (B) For the purpose of this exception, the **lot** consists of those lands shown on Diagram 1 attached to By-law 553-2023;
- (C) For the purposes of this exception, the **front lot line** shall be the **lot line** abutting Markham Road;
- (D) Despite Regulation 60.5.80.10(2), **parking spaces** may be in any location in the **front yard**, **side yard** or **rear yard**;
- (E) Despite Regulation 60.20.20.100(4), a **retail store** and a showroom associated with a permitted **manufacturing use** or **warehouse** use is permitted, provided it does not exceed 20 percent of the total **interior floor area** of the permitted **manufacturing use** and **warehouse** uses on the **lot**;
- (F) Despite Regulation 60.20.40.70(3), the required minimum **rear yard setback** is 3.3 metres
- (G) Regulation 60.20.90.40(1)(B), with respect to **vehicle** access to a **loading space**, does not apply;
- (H) Despite Regulation 200.15.1.4), an accessible **parking space** must be located within 15 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(75) Exception E 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, a **vehicle dealership** is permitted;
- (B) The maximum total **gross floor area** for a **vehicle dealership** and **ancillary** uses must not exceed 1,595 square metres;
- (C) No fewer than 56 **parking spaces** will be provided, of which a minimum of seven **parking spaces** will be designated and adequately signed for the exclusive use of visitors; and
- (D) A minimum six metre wide strip abutting the **front lot line** must be used exclusively for **landscaping** and access to the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(76) Exception E 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, a **vehicle dealership** is permitted;
- (B) The permitted maximum total **gross floor area** is 6,000 square metres with a maximum 3,900 square metres **vehicle dealership** and **ancillary** uses;
- (C) No fewer than 143 **parking spaces** must be provided, of which:



- (i) a minimum of 26 **parking spaces** must be allocated and adequately signed for the exclusive use of the industrial component; and
  - (ii) a minimum of 12 **parking spaces** must be designated and adequately signed for the exclusive use of visitors; and
- (D) A minimum six metre wide strip abutting the **front lot line** must be used exclusively for **landscaping** and access to the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(79) Exception E 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, the **ancillary** leasing and rental of cars and trucks in conjunction with a **vehicle fuel station** is permitted if:
- (i) the total **gross floor area** of the rental office does not exceed 13 square metres;
  - (ii) the number of **parking spaces** allocated for the leasing and rental facility does not exceed 12 spaces; and
  - (ii) the gross weight of rental **vehicles** does not exceed 915 kilograms.

Prevailing By-laws and Prevailing Sections: (None Apply)

(82) Exception E 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting the following **streets**:
- (i) Highway 27 must be 26 metres;
  - (ii) Albion Rd. must be 30.0 metres;
  - (iii) Fourth Line must be 20.5 metres; and
  - (iv) Royalcrest Rd. must be 30.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(85) Exception E 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite what uses are permitted in Article 60.20.20, **vehicle depot** and **shipping terminal** uses are not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(87) Exception E 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height permitted for office use is 14 metres;
- (B) The minimum **building setback** from a **lot line** abutting Steeles Ave. is 7.5 metres; and
- (C) A minimum 4.5 metre strip of land running along the **lot line** abutting Steeles Ave. must be used for **landscaping**.



Prevailing By-laws and Prevailing Sections: (None Apply)

(89) Exception E 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 60.20.20.100.(10) **open storage** is not permitted in any yard abutting Steeles Ave. or Highway 27. [ By-law: 1268-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(96) Exception E 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot** size is 0.4 hectares; and
- (B) The minimum **building setback** from a **lot line** abutting the following **streets**:
- (i) Highway 27 must be 26 metres; and
  - (ii) Albion Rd. must be 30.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(97) Exception E 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting Highway 27 is 26 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(98) Exception E 98

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 2544.

(99) Exception E 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A recreational use can have a maximum of 24 **amusement devices** if:
- (i) the **amusement devices** are not located in hallways, lobbies or other pedestrian areas; and
  - (ii) a maximum of two **amusement devices** are permitted in an **eating establishment** that is **ancillary** to a recreational use.

Prevailing By-laws and Prevailing Sections: (None Apply)

(100) Exception E 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) The minimum **building setback** from the centre line of Finch Ave. must be 45.5 metres;
- (B) A minimum 5.5 **parking spaces** for each 93 square metres of medical centre and restaurant use must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

(103) Exception E 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height permitted is 13 metres, including mechanical penthouse.

Prevailing By-laws and Prevailing Sections: (None Apply)

(104) Exception E 104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, the **ancillary** leasing and rental of cars and trucks in conjunction with a **vehicle fuel station** is permitted if;
  - (i) the total **gross floor area** of the rental office does not exceed 21.6 square metres;
  - (ii) the number of **parking spaces** allocated for the leasing and rental facility does not exceed 12 spaces;
  - (iii) the gross weight of any rental **vehicle** does not exceed 5,000 kilograms; and
  - (vi) a 3.0 metre wide **landscaped** strip must be provided along the southerly and easterly **lot lines** that are described as having astronomical bearings of N72° 12' 00"E, N42° 53' 00"E and N13° 34' 00" and length of 35.72 metres, 15.95 metres and 35.74 metres respectively.

Prevailing By-laws and Prevailing Sections: (None Apply)

(105) Exception E 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 3631.

(106) Exception E 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height permitted for an office **building** is 10 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(109) Exception E 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



(A) The maximum height permitted for an office **building** is 3 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(112) Exception E 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the parking requirements in 200.5.10.1, **parking spaces** must be provided at a rate of one **parking space** per each two persons designated in the maximum capacity of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(119) Exception E 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Article 60.20.20, melting of ore and metals in a non-noxious manner is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception E 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Article 60.20.20, melting of ore and metals in a non-noxious manner is permitted; and

(B) The minimum **building setback** from the **rear lot line** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(123) Exception E 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what is required in Article 60.20.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18.0 metres from the centreline of Finch Ave. East.

Prevailing By-laws and Prevailing Sections: (None Apply)

(124) Exception E 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Article 60.20.20, truck terminal use, including related leasing and sales facilities is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(126) Exception E 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) The **lot line** abutting Markham Rd. is the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(127) Exception E 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Parking is not permitted in the **front yard** of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(129) Exception E 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A minimum 12 meter wide strip for **landscaped** strip and **vehicle** access is required along the full length of a **lot line** abutting a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(132) Exception E 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** abutting the **street** to the north of the **lot** is 0.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(143) Exception E 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from the **rear lot line** is 3.0 metres; and  
(B) **Open storage**:  
(i) is not permitted within 185.0 metres from a **lot line** abutting Tapscott Rd.; and  
(ii) is only permitted in a **side yard** or **rear yard** that abutting the C.P.R. rail line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(144) Exception E 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, a hot mix asphalt plant, excluding a batch plant is permitted;  
(B) A minimum **building setback** of 14 metres is required from the **lot line** abutting Tapscott Rd.;  
(C) A minimum **building setback** of 30 metres and a maximum **building setback** of 150 metres is required from the **lot line** abutting Tapscott Rd. for all associated external equipment of a hot mix asphalt plant excluding the burner and storage silos that will have a minimum **building setback** of 30 metres and a maximum **building setback** of 60 metres from the **lot line** abutting Tapscott Rd.;



- (D) The maximum height for all equipment is 21.4 metres;
- (E) A minimum 14 metre wide strip of land running along the **lot line** abutting Tapscott Rd. must be used for **landscaping** and **vehicle** access only;
- (F) A minimum 3 metre wide strip of land extending 240 metres from the **lot line** abutting Tapscott Rd. along the north and south **lot line** must be used for **landscaping**; and
- (G) A minimum 5 metre wide strip of land immediately to the east of the lands being used for **open storage** must be used for **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(145) Exception E 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Fish, meat or poultry processing as an industrial use is not permitted within 100 metres of the northerly **lot line** abutting Steeles Ave.

Prevailing By-laws and Prevailing Sections: (None Apply)

(146) Exception E 146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Regulation 60.20.20.100(25) does not apply to 15 Brown's Line
- (B) A metal factory involving forging and stamping must be set back at least 18.0 metres from the **front lot line** (west) abutting Brown's Line; and
- (C) All permitted uses listed in regulations 60.20.20.10(1) and 60.20.20.20(1) other than a metal factory involving forging and stamping, must be set back at least 3.0 metres from the **front lot line** (west) abutting Brown's Line

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: OMB PL130592 Feb 3\_2016 ]

(151) Exception E 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the permitted floor space index for the **lot**, an additional 4,831 square metres of **gross floor area** is permitted for storage of paper on the ground floor and automobile parking on the roof.

Prevailing By-laws and Prevailing Sections: (None Apply)

(155) Exception E 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is 22 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(156) Exception E 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



(A) The minimum **lot frontage** is 32 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(157) Exception E 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** is 44 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(158) Exception E 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** is 60 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(159) Exception E 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The **basement** of all **buildings** must be a minimum of 1.8 metres above the invert of the west Branch of the Highland Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(160) Exception E 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum height of a **building** must not exceed 10 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(161) Exception E 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 60.20.20, the only permitted use on this **lot** is parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(162) Exception E 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Article 60.20.20, refining of petroleum waxes is permitted;

(B) A minimum 4.5 metre wide strip of land along the **lot line** abutting Salome Drive must be used for **landscaping** and **vehicle** access only; and



(C) **Vehicle** access through those lands required for use as a **landscaping** strip must not exceed 9.5 metres in width.

Prevailing By-laws and Prevailing Sections: (None Apply)

(163) Exception E 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Article 60.20.20, refining of petroleum waxes is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(164) Exception E 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Article 60.20.20, the storage of paraffin wax is permitted;

(B) The minimum **building setback** from the **front lot line** is 12 metres;

(C) The minimum **building setback** from the westerly **side lot line** is 22 metres;

(D) The minimum **building setback** from the easterly **side lot line** is 35 metres; and

(E) The **building setback** from the **rear lot line** must be 35 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(165) Exception E 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the centre line of the creek is 15 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(169) Exception E 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) All land not covered by **buildings**, parking or **vehicle** access must be used for **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(170) Exception E 170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** for a **vehicle repair shop** from a **lot line** abutting a **street** is 18 metres; and

(B) The minimum **building setback** from the centre line of the creek is 15 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(171) Exception E 171



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** permitted is 30 metres; and

(B) The maximum height permitted is one **storey**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(173) Exception E 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Clause 60.20.90.10, loading facilities may be permitted in the yard abutting Finch Ave. if they are set back a minimum of 18 metres from that **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(174) Exception E 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Parking and display of **vehicles** in a yard abutting a **street** is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(176) Exception E 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Parking is not permitted in a yard abutting a **street**.

(B) On the lands in a heavy black outline on Diagram 1 of By-law No. 412-2014:

(i) a **vehicle dealership** is permitted;

(ii) the maximum **front yard setback** is 6.0 metres; and

(iii) a maximum of six (6) **vehicles** may be displayed for sale within 6.0 metres of the **front lot line**.

[ By-law: 0412-2014 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(177) Exception E 177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Loading facilities are not permitted in the yard abutting Finch Ave.;

(B) Despite Clause 60.20.90.10, loading facilities may be permitted in the yard abutting Melham Court;

(C) A minimum 12 metre wide strip of land along the **lot line** abutting Melham Court must be used for **landscaping** and **vehicle** access; and

(D) A minimum 18 metre wide strip of land along the **lot line** abutting Finch Ave. must be used for **landscaping** and **vehicle** access.

Prevailing By-laws and Prevailing Sections: (None Apply)

(179) Exception E 179



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A minimum **building setback** of 30 metres is required from the centre line of East Highland Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(180) Exception E 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what Clause 60.20.30.20 permits, the minimum permitted **lot frontage** is 30 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(181) Exception E 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A minimum **building setback** of 30 metres from the centre line of East Highland Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(182) Exception E 182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Clause 60.20.90.10, loading facilities may be permitted in the **front yard** providing they are set back a minimum of 18 metres from the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(183) Exception E 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulation 60.20.20.100.(10), **Open storage** must be in the **rear yard** of the **lot**. [ By-law: 1054-2013 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(192) Exception E 192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what Clause 60.20.30.20 permits, the minimum permitted **lot frontage** abutting Midland Ave. is 24 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(195) Exception E 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, a **vehicle dealership** is permitted;
- (B) Despite Article 60.20.20, a **vehicle fuel station** is not permitted;
- (C) Despite Article 60.20.20, a **vehicle service shop** and a **vehicle repair shop** are only permitted as **ancillary** uses to a **vehicle dealership**;
- (D) Parking, storage or display of **vehicles** is not permitted within five metres of any **lot line** abutting a **street**; and
- (E) Parking, storage or display of **vehicles** is not permitted within six metres of a **lot line** abutting Conlins Rd. or Sheppard Ave. E.

Prevailing By-laws and Prevailing Sections: (None Apply)

(199) Exception E 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Clause 60.20.90.10, loading facilities may be permitted in the yard abutting Ridgetop Rd. or Rolark Drive providing they are set back a minimum of 18 metres from that **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(204) Exception E 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, blending and manufacturing of resins, including asphalt and the **open storage** of **vehicles** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(205) Exception E 205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, chemical manufacturing, processing and warehousing uses **ancillary** to chemical and pharmaceutical manufacturing, processing or warehousing is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1054-2013 ]

(206) Exception E 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 60.20.20, only uses permitted in an Employment Light Industrial Zone are permitted within 70 metres of a **lot line** abutting a zone permitting residential uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(212) Exception E 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) On 150 Symes Road none of the regulations of 60.20.20, 60.20.50.10 and 60.20.40.70(1) prevent the erection or use of a building, structure, addition or enlargement if it complies with By-law 1057-2014, as amended.
- (B) In addition to the uses listed in Article 60.20.20, **self-storage warehouse** use is permitted in Area A on Diagram 1 of By-law 1057-2014.
- (C) In addition to the uses listed in Article 60.20.20, **education use** is permitted in Area A and Area B on Diagram 1 of By-law 1057-2014 subject to the use being supportive of any use permitted by this by-law.
- (D) In addition to the uses listed in Article 60.20.20, a **place of assembly, entertainment place of assembly, cabaret, art gallery, outdoor patio** are permitted in Area B on Diagram 1 of By-law 1057-2014.
- (E) Despite Section 60.20.20.20, a **Recreation Use** is permitted in Area A and Area B on Diagram 1 of By-law 1057-2014.
- (F) Despite Section 60.20.50.10, **soft landscaping** along the entire length of the **lot line** abutting a **street** is not required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1057-2014 ]

**(229) Exception E 229**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) The minimum permitted **lot area** is 0.4 hectares;
- (B) The maximum **lot coverage** must not exceed 65%;
- (C) The permitted maximum height must not exceed 15.0 metres; and
- (D) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

**Prevailing By-laws and Prevailing Sections:**

- (A) City of Toronto by-law 89-2003; and
- (B) City of Toronto by-law 589-2008.

**(231) Exception E 231**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) In addition to the uses permitted in Article 60. 20. 20, a works yard is permitted;
- (B) The minimum permitted **lot area** is 0.4 hectares;
- (C) The maximum **lot coverage** must not exceed 65%;
- (D) The permitted maximum height must not exceed 15.0 metres; and
- (E) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

**Prevailing By-laws and Prevailing Sections:**

- (A) City of Toronto by-law 589-2008.

**(233) Exception E 233**



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 77 Wade Avenue in 1980, a **salvage yard** that is in conjunction with a fabricated metal **manufacturing use** that existed on the **lot** in 1980 is permitted. [TO: 438-86; 12 (1) 134 (vi)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(233) Exception E 233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 57, 65 and 77 Wade Avenue, if the requirements of Section 5 and Schedule A of By-law 1664-2019 are complied with then none of the provisions of 60.20.40.10 and 60.5.40.40 apply to prevent the erection and use of a building or structure in compliance with (B) to (Q) below;
- (B) Despite regulation 60.20.1.10(3) the permitted maximum floor space index of all uses on the **lot** is 3.8;
- (C) Despite regulation 60.20.20.100(4) regarding the requirement for a **retail store** to be associated with a permitted **manufacturing use**, separated by a floor to ceiling wall that prevents public access does not apply;
- (D) Despite regulation 60.20.20.100(4)(C), the permitted maximum **interior floor** of a **retail store** is 500 square metres;
- (E) Regulation 60.20.50.10(1) regarding the requirement to provide a 3.0 metre wide strip of **soft landscaping** along the **lot line** does not apply;
- (F) The permitted maximum **gross floor area** for all non-residential uses is 13,123.00 square metres;
- (G) Despite regulation 60.20.40.10(1) the permitted maximum height is as shown on Diagram 3 of By-law 1664-2019;
- (H) Despite regulations 60.20.40.70(1), (2) and (3), the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1664-2019;
- (I) Despite Clause 60.5.40.10 and Clause 60.5.40.60, rail safety structures may project above the permitted maximum height as shown on Diagram 3, and may encroach into the required minimum **building setback**, as shown on Diagram 3;
- (J) Despite regulation 200.5.10.1(1), a minimum of 47 **parking spaces** must be provided on the **lot**, of which 2 **parking spaces** may be used for LEV, carpooling or car sharing purposes;
- (K) Despite regulation 200.5.1.10(2), a maximum of 4 **parking spaces** may have the following minimum dimensions, with or without obstructions:
  - (i) length of 5.6 metres;
  - (ii) width of 2.6 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (L) Despite regulation 200.15.10(1), 1 accessible **parking space** must be provided on the **lot**;
- (M) Despite regulation 230.5.10.1(1), a minimum of 87 "long term" **bicycle parking spaces**, and a minimum of 35 "short term" **bicycle parking spaces** must be provided on the **lot**;
- (N) Despite regulation 230.5.1.10(7)(C), a minimum of 3 shower and change facilities must be provided for each gender for the "long term" **bicycle parking spaces** on the **lot**;
- (O) Despite regulations 220.5.10.1(3) and (5), one Type 'G' **loading space** and one Type 'B' **loading space** must be provided on the **lot**;
- (P) Despite regulation 220.5.1.10(8)(D) a Type 'G' **loading space** must have:
  - (i) a minimum width of 4.0 metres;
  - (ii) a minimum length of 13.0 metres; and
  - (iii) a minimum vertical clearance of 6.1 metres;
- (Q) Despite regulation 220.5.1.10(B) a Type 'B' **loading space** must have:



- (i) a minimum width of 3.5 metres;
- (ii) a minimum length of 11.0 metres; and
- (iii) a minimum vertical clearance of 4.0 metres;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1664-2019 ]

(235) Exception E 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law. [TO: 438-86; 12(1) 135]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(236) Exception E 236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law; and [TO: 438-86 12(1) 135]
- (B) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 315]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(250) Exception E 250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(254) Exception E 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 10, 10R, 20 and 20R Sunlight Park Rd., Section 12(1) 360 of former City of Toronto By-law 438-86.

(255) Exception E 255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, food manufacturing involving non-fruit base sundae toppings, popcorn and other corn products, french fried potatoes and french fried onion rings are a permitted use. [TO: 438-86; 12(1) 50]

Prevailing By-laws and Prevailing Sections: (None Apply)



(256) Exception E 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **vehicle depot, warehouse** and associated **open storage** are also permitted uses on the **lot**, if:
- (i) a wall is provided along any **lot line** that abuts a **lot** in Open Space Zone category, the Residential Zone category, an Residential Apartment Zone category, or the Commercial Residential Zone category; or
  - (ii) alternatively to (i), **soft landscaping** is provided on the **lot** to a minimum width of 2.0 metres along any **lot line** that abuts a **lot** in Open Space Zone category, the Residential Zone category, an Residential Apartment Zone category, or the Commercial Residential Zone category. [TO: 438-86; 12 (1) 52]

Prevailing By-laws and Prevailing Sections: (None Apply)

(259) Exception E 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, **public parking** is permitted for a portion of the **lot** known as Runnymede Park, between the east face of the George Bell Arena **building** and the west limit of Gourlay Crescent, and being bounded by the southerly limit of Runnymede Park and on the north by a line parallel to and distant 45 metres south of the southerly limit of Ryding Avenue. [TO: 438-86; 12(1) 77]

Prevailing By-laws and Prevailing Sections: (None Apply)

(262) Exception E 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands zoned E between Ossington Ave. and Dufferin St., north of Dupont, a **day nursery**, public **park**, **place of assembly**, **vehicle fuel station**, **vehicle repair shop**, **vehicle service shop**, **vehicle dealership**, fire hall, **financial institution**, police station, and **service shop** are not permitted uses;
- (B) On lands zoned E between Ossington Ave. and Dufferin St., north of Dupont, an **eating establishment** and **take-out eating establishment** are permitted, subject to the condition that they cannot exceed 475 square metres in **interior floor area**;
- (C) On land zoned E between Dufferin St. and the Canadian National Railway line, north of Dupont St., a **day nursery**, public **park**, **place of assembly**, **vehicle fuel station**, **financial institution**, and **service shop** are not permitted uses; and
- (D) On land zoned E between Dufferin St. and the Canadian National Railway line, north of Dupont St., an **eating establishment** and **take-out eating establishment** are permitted, subject to the condition that they cannot exceed 475 square metres in **interior floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(263) Exception E 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

Prevailing By-laws and Prevailing Sections: (None Apply)

(268) Exception E 268



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

Prevailing By-laws and Prevailing Sections: (None Apply)

(270) Exception E 270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60. 20. 20, a works yard is permitted;
- (B) The minimum permitted **lot area** is 0.4 hectares;
- (C) The maximum **lot coverage** must not exceed 65%;
- (D) The permitted maximum height must not exceed 15.0 metres; and
- (E) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003; and
- (B) City of Toronto by-law 589-2008.

(271) Exception E 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60. 20. 20, **vehicle** repair and **vehicle** storage is permitted if it is for the servicing and storage of police **vehicles**;
- (B) The minimum permitted **lot area** is 0.4 hectares;
- (C) The maximum **lot coverage** must not exceed 65%;
- (D) The permitted maximum height must not exceed 15.0 metres; and
- (E) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003; and
- (B) City of Toronto by-law 589-2008.

(272) Exception E 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60. 20. 20, **ancillary open storage** of fabricated steel including storage tanks, silos, storage vessels, pipes, pilings and other materials and equipment related to steel fabrication is permitted;
- (B) The minimum permitted **lot area** is 0.4 hectares;
- (C) The maximum **lot coverage** must not exceed 65%;



- (D) The permitted maximum height must not exceed 15.0 metres; and
- (E) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003; and
- (B) City of Toronto by-law 589-2008.

(273) Exception E 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60. 20. 20, a **vehicle depot, vehicle repair shop** and **vehicle service shop** is permitted;
- (B) In addition to the uses permitted in Article 60.20.20, **ancillary** sale of **vehicles, vehicle** parts and the storage of propane for **vehicle** fuelling is permitted;
- (C) The minimum permitted **lot area** is 0.4 hectares;
- (D) The maximum **lot coverage** must not exceed 65%;
- (E) The permitted maximum height must not exceed 15.0 metres; and
- (F) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003; and
- (B) City of Toronto by-law 589-2008.

(274) Exception E 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum permitted **lot area** is 0.4 hectares;
- (B) The maximum **lot coverage** must not exceed 65%;
- (C) The permitted maximum height must not exceed 15.0 metres; and
- (D) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003;
- (B) City of Toronto by-law 589-2008; and
- (C) On 50 Northline Rd., Section 9.8(l) of the former Borough of East York zoning by-law 6752.

(278) Exception E 278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 53 Colgate Ave., City of Toronto by-law 1176-08.



(285) Exception E 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(286) Exception E 286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law. [TO: 438-86; 12(1) 135]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(287) Exception E 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law. [TO: 438-86; 12(1) 135]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 292 of former City of Toronto By-law 438-86;
- (B) On 6 Townsley St. and 31 Union St., former City of Toronto by-law 150-90; and
- (C) On 200 Union St., former City of Toronto by-law 941-88.

(288) Exception E 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law; and [TO: 438-86; 12(1) 135]
- (B) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 315]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 292 of former City of Toronto By-law 438-86; and
- (B) On 290 OLD Weston Rd., former City of Toronto by-law 22511.

(289) Exception E 289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **vehicle repair shop** is not a permitted use; and [TO: 438-86; 12(2) 125]
- (B) On the lands municipally known as 1453 Dupont St. in 1981, a retail, coal, coke and wood yard is permitted. [TO: 438-86; 12 (1) 171(b)]

Prevailing By-laws and Prevailing Sections: (None Apply)



(294) Exception E 294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
- (B) On 53 Strachan Ave., 677 Wellington St. W., 701 Wellington St. W., former City of Toronto by-law 21026.

(295) Exception E 295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(296) Exception E 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
- (B) On 2 Tecumseth St., former City of Toronto by-law 21026.

(297) Exception E 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **vehicle depot, warehouse** and associated **open storage** are also permitted uses on the **lot**, if:
  - (i) a wall is provided along any **lot line** that abuts a **lot** in Open Space Zone category, the Residential Zone category, an Residential Apartment Zone category, or the Commercial Residential Zone category; or
  - (ii) alternatively to (i), **soft landscaping** is provided on the **lot** to a minimum width of 2.0 metres along any **lot line** that abuts a **lot** in Open Space Zone category, the Residential Zone category, an Residential Apartment Zone category, or the Commercial Residential Zone category. [TO: 438-86; 12 (1) 52]

Prevailing By-laws and Prevailing Sections: (None Apply)

(299) Exception E 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **vehicle depot, warehouse** and associated **open storage** are also permitted uses on the **lot**, if:
  - (i) a wall is provided along any **lot line** that abuts a **lot** in Open Space Zone category, the Residential Zone category, an Residential Apartment Zone category, or the Commercial Residential Zone category; or



- (ii) alternatively to (i), **soft landscaping** is provided on the **lot** to a minimum width of 2.0 metres along any **lot line** that abuts a **lot** in Open Space Zone category, the Residential Zone category, an Residential Apartment Zone category, or the Commercial Residential Zone category. [TO: 438-86; 12 (1) 52]

Prevailing By-laws and Prevailing Sections:

- (A) On 38 Mc Gee St., former City of Toronto by-law 95-0559.

(300) Exception E 300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

Prevailing By-laws and Prevailing Sections: (None Apply)

(301) Exception E 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, a **drive through facility**, **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, **vehicle depot**, **vehicle repair shop**, and **public parking** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 236 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 386 Symington Ave., Section 12(1) 277 of former City of Toronto By-law 438-86.

(303) Exception E 303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) a **building** must comply with the following requirements:

- (i) a **building** must have a minimum height of 2 **storeys** and 8.5 metres;
- (ii) for the purposes of this Exception, a level of a **building** containing only mechanical, electrical or other equipment or space used for the functional operation of a **building** shall not constitute a **storey**;
- (iii) despite 60.5.40.10(3), 60.5.40.10(4), 60.5.40.10(6) & 60.20.40.10(1) if a **lot** subject to this Exception abuts a **lot** in the Residential Zone category or is separated from a lot in the Residential Zone category by a **lane**, no part of a **building** or **structure** above the fourth **storey** may penetrate a 45 degree **angular plane** measured from the **rear lot line** of the **lot** in the Residential Zone category, starting at the height of the average elevation of the ground along the **rear lot line**;
- (iv) the required minimum height of the **first floor** of a **building**, measured between the top of the floor of the first **storey** and the top of the floor of the second **storey**, is 4.5 metres;
- (v) within the front yard at the ground floor level, the minimum required height to the underside of a 2nd **storey** which projects above the required **front yard setback** measured at the ground floor level, is 4.0 metres measured from the height of the average elevation of the ground along the **front lot line**;
- (vi) the minimum required height of any **storey** located above the **first floor** and used for a non-residential use is 4.0 metres, measured from the top of the floor of the **storey** to the top of the floor of the **storey** above;



- (vii) despite 60.20.40.70(3) and (4), the required minimum **rear yard setback** is 7.5 metres from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category or Employment Industrial Zone category;
  - (viii) despite 60.5.40.60, balconies are not permitted to encroach into the 7.5-metres **rear yard setback** where the **rear lot line** abuts a **lot** in the Residential Zone category;
  - (ix) despite 60.20.40.70(3) and (vi) above, the required minimum **rear yard setback** for any part of a **building** located above the second storey is 12.5 metres from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category or the Employment Industrial Zone (E) category;
  - (x) despite (vii) and (ix) above, the minimum **rear yard setback** at 21-39 Primrose Avenue is 0 metres;
  - (xi) despite 60.20.40.70(1), if the **building** is located on the north side of Geary Avenue, the minimum **front yard setback** on the **first floor** and above the third **storey** is 3.0 metres and the minimum front yard setback on the second storey and third storey is 0 metres;
  - (xii) despite 60.20.4.70(1), if the **building** is fronting onto Primrose Avenue, the minimum required **front yard setback** is 3.0 metres for any part of a **building** located above the third **storey**;
  - (xiii) despite 60.20.40.70(1) if a **building** is located on the south side of Geary Avenue, the minimum required **front yard setback** is 3.0 metres for any part of a **building** located on the **first floor** and second storey and 8.0 metres for any part of a **building** located above the second **storey**;
  - (xiv) despite 60.20.40.70(2) and 60.20.40.70(4), where a **main wall** of a **building** contains window openings, a **main wall** must be set back 5.5 metres from a **side lot line** that does not face a **street**, otherwise no **side yard setback** is required;
  - (xv) despite (xiv) above, provide a minimum 3.0-metre **side yard setback** if the **building** has a width, as measured between the **side yards**, greater than 90 metres;
  - (xvi) despite 60.5.50.10(2), a minimum 2.0-metre wide strip of **landscaping** must be provided along the entire length of the **rear lot line** where the **lot line** abuts a **lot** in the Residential Zone category;
  - (xvii) the maximum permitted width of a **building** on a **lot** on the north side of Geary Avenue, as measured between the **side yards**, is 100.0 metres; and
  - (xviii) the maximum permitted width of a **building** on a **lot** on the south side of Geary Avenue, as measured between the **side yards**, is 200.0 metres;
- (B) Despite the maximum floor space index indicated in the zone label on Diagram 2 of By-law 779-2021, the maximum floor space index does not apply to a building that complies with (A) above;
- (C) Despite 60.20.20.100(9), an **outdoor patio** is permitted if it complies with the following conditions:
- (i) it must be in association with an **eating establishment** or **take-out eating establishment** on the same **lot**;
  - (ii) it must be set back at least 30.0 metres from a **lot** in the Residential Zone category;
  - (iii) despite regulation (ii) above, an outdoor patio located above the first storey of the building, must be at least 40.0 metres, measured horizontally, from a **lot** in Residential Zone (R) category;
  - (iv) in the **rear yard** of a **lot** that abuts a **lot** in the Residential Zone category a fence must be installed along the portion of the outdoor patio parallel to the rear lot line;
  - (v) if a lawfully existing outdoor patio is closer to a lot than the setbacks required in (ii) or (iii) above, then that **lawfully existing** setback is the minimum required setback for that **lawfully existing outdoor patio**; and
  - (vi) despite 200.5.10.1, an **outdoor patio** permitted in accordance with (i) and (ii) above and located in the **front yard** may occupy an area otherwise used for up to 2 required non-residential **parking spaces**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 299 of former City of Toronto By-law 438-86.
- (B) On 116 Geary Ave., former City of Toronto by-law 293-67; and



(C) On the lands municipally known as 193 Geary Avenue in 2006, Section 12(1) 469 of former City of Toronto By-law 438-86. [ By-law: 779-2021 ]

(304) Exception E 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 60 Paton Rd. in 1980, a food **manufacturing use** involving the use of gelatine is permitted. [TO: 438-86; 12 (1) 134 (v)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(305) Exception E 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, a **manufacturing use** involving the primary processing of oil-based paints, oil-based coatings or adhesives is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(306) Exception E 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 480-2009.

(307) Exception E 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 60.20.20.10 and Article 60.20.20.20, on the lands municipally known as 160 Nashdene Road, a **vehicle dealership** and **ancillary** parking structures are also permitted uses on the **lot**. **The outside storage** of vehicles for sale in conjunction with **vehicle dealership** must not be in a yard abutting a street except that a maximum of 12 parking spaces and are permitted in the **street yard abutting** Nashdene Road; and
- (B) The maximum permitted **gross floor area** of all buildings is 0.4; and
- (C) The minimum building setback is:
- (i) 6.0 metres from a lot line that abuts a street;
  - (ii) 1.0 metres from a rear lot line; and
  - (iii) 3.0 metres from a side lot line that does not abut a street; and
- (D) A minimum of 2.4 parking spaces per each 100 square metres of **gross floor area** for **Vehicle Dealership & Vehicle Service Shop**; and
- (E) A maximum of 2 vehicles may be displayed in a street yard that abuts:
- (i) Markham Road; and
  - (ii) Nashdene Road; and
- (F) The maximum height of a parking structure is 9.5 metres, measured from the lowest floor of the parking structure to the highest point of the uppermost floor; and
- (G) A minimum 6.0 metre wide strip of land abutting all street lines shall be required for **landscaping** along the entire length of the street line.



Prevailing By-laws and Prevailing Sections:

- (A) By-law No. 202-2009.
- (B) By-law No. 233-2010. [ By-law: 1007-2014 ]

(308) Exception E 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 15 and 33 Brandon Ave. in 1984, a **vehicle service shop, vehicle repair shop, contractor's establishment, public parking, vehicle dealership**, and a **vehicle washing establishment** are not permitted uses. [TO: 438-86; 12(2) 109]

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-law 95-0597.

(310) Exception E 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 415 Eastern Ave., former City of Toronto by-laws 401-77 and 651-77. [ By-law: 1774-2019 ]

(311) Exception E 311

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted. [TO: 438-86; 12 (1) 175]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 17 Cornwall St., former City of Toronto by-laws 234-83 and 457-83.

(317) Exception E 317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 17, of former City of Scarborough by-law 12360 (Scarborough - Warden Woods Community).

(318) Exception E 318

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.







## 900.21 EL - Zone

### 900.21.1 General

(1) EL Zone Exceptions

The regulations located in Article 900.21.10 apply only to the exceptions subject to the EL zone and identified with the corresponding exception number.

### 900.21.10 Exceptions for EL Zone

(1) Exception EL 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) **Parking spaces** must be provided at a minimum rate of 1.0 for each 48 square metres of **gross floor area** used for an office.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1054-2013 ]

(2) Exception EL 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60. 10. 20, a **vehicle repair shop** and **vehicle fuel station** are also permitted; and  
(B) The minimum **building setback** is 0.91 metres from the north **lot line** and 1.34 metres from the south **lot line** if no less than 5 **parking spaces** are provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception EL 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses listed in Article 60.10.20, **retail store** is a permitted use only if it is a grocery store;  
(B) The maximum **gross floor area** permitted for **retail store** use for the **building** located on the land municipally known as 108 Vine Avenue is 2,000 square metres;  
(C) The required **loading space** for 108 Vine Avenue must be located on the west side of the **building**;  
(D) Despite Regulation 60.5.80.10(3), parking for **retail store** use located on 108 Vine Avenue will be located on 162 Vine Avenue; and  
(E) Despite Regulation 200.5.10.1(1), the required minimum **parking space** rate is:  
(i) 2.9 **parking spaces** for each 100 square metres of grocery store use; and  
(ii) 1.7 **parking spaces** for each 100 square metres of office use.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 105-2017 ]

(4) Exception EL 4



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.10.20, the processing of honey is also permitted;
- (B) The westerly **side yard** may be used for the outside storage if it is for the storage of barrels of honey;  
and
- (C) No part of the barrel may be more than 2.5 metres above the ground.

Prevailing By-laws and Prevailing Sections: (None Apply)

(6) Exception EL 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.30(8) of former North York zoning by-law 7625.

(7) Exception EL 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the uses permitted in Article 60.10.20, a public storage **warehouse** is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(8) Exception EL 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) Despite regulation 60.10.20.10(1), the following additional uses are permitted:

**Art Gallery**  
**Personal Service Shop**  
**Pet Services**  
**Retail Service**  
**Wellness Centre**

- (B) Despite regulation 60.10.20.100(5) in the EL zone, a **retail store** is not required to be associated with a permitted **manufacturing use** and the **gross floor area** of a **retail store** on a **lot** may not exceed 6,000 square metres;
- (C) Regulations 60.10.20.100(5) and 60.10.20.100(14) regarding conditions for an **eating establishment** and **take-out eating establishment** do not apply;
- (D) Despite regulation 60.5.100.1(1), a **driveway** may have a minimum width of 5.5 metres;
- (E) Despite regulation 60.10.50.10(1), a **soft landscaping** strip is not required;
- (F) Despite regulation 200.5.1.10(2), a **parking space** may have the following minimum dimensions:
  - (i) length of 5.25 metres;
- (G) Despite regulation 200.5.10.1(1), the minimum number of **parking spaces** is 157 spaces; and
- (H) Despite clause 220.5.10.1, no **loading spaces** are required.

Prevailing By-laws and Prevailing Sections: (None apply)

[ By-law: 275-2019(LPAT) ]

(9) Exception EL 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions:

- (A) In addition to uses permitted in Clause 60.10.20.10, the following additional uses are permitted:
- (i) **district heating and cooling plant;**
  - (ii) **public works yard;**
- (B) Despite the uses listed in Clause 60.10.20.10 and 60.10.20.20, the following uses are not permitted:
- (i) dry cleaning or laundry plant;
  - (ii) **self-storage warehouse;**
  - (iii) **crematorium;**
  - (iv) plastic product **manufacturing use;**
- (C) Despite Regulation 60.12.20.100 (19), a **Transportation Use** is only permitted if it is operated by the Toronto Transit Commission;
- (D) In addition to Regulation 60.10.20.100 (7), a **Contractor's Establishment** may not **store** loose materials such as sand, gravel or concrete on the **lot** unless enclosed in a **building;**
- (E) On 650 Commissioners Street, despite Regulation 60.10.20.100(12), **Open Storage:**
- (i) may be associated with a permitted use;
  - (ii) may be greater than 10% of the **lot area;**
  - (iii) may not be in the **front yard;** and
  - (iv) must have a minimum setback of 3.0 metres from any **lot line;**
- (F) In addition to Clause 60.10.20.100, the following conditions apply to **Open Storage:**
- (i) on a **lot** with **Open Storage**, an opaque visual barrier, such as a fence, must be provided:
    - (a) Along all **lot lines** that abut a **street**, except for the portions used for **vehicle** and pedestrian access; or
    - (b) Along the entire perimeter of the portion of the lot that is used for **Open Storage;** and
    - (c) Along all **lot lines** that abut a **lot** in the Open Space Zone Category;
- (G) Despite Clause 60.10.20.10, a **Warehouse** use is permitted if the use does not exceed the lesser of:
- (i) 50 percent of the **interior floor area** of the **building;** or
  - (ii) 2,000 square meters of **interior floor area** of the **building;**
- (H) Despite Clause 60.10.20.10, a **Warehouse** use may not be used for the purposes of, or in association with, a postal or courier service;
- (I) Despite (H) above, on 600 Commissioners Street, a **Warehouse** may be used for the purposes of, or in association with a postal or courier service;
- (J) Despite Clause 60.10.20.10, a **Wholesaling Use** is permitted if the use does not exceed the lesser of:
- (i) 50 percent of the **interior floor area** of the **building;** or
  - (ii) 2,000 square meters of **interior floor area** of the **building;**
- (K) Despite (G) and (H) above, the cumulative **interior floor area** of all portions of a **building** used for **Wholesaling Use** and **Warehouse** use within a building may not exceed 50 percent of the **interior floor area** of the **building;**
- (L) Despite Clause 60.10.20.10, an **Office** use is permitted if the use does not exceed 75 percent of the **interior floor area** of a **building;**
- (M) Despite Regulation 60.10.20.20.(1), a **Marihuana Production Facility** is a permitted use if it complies with the specific use regulations in Section 150.60;
- (N) Despite Regulation 60.10.20.20(1), all **Manufacturing Uses** are permitted, except:
- (i) abattoir, Slaughterhouse or Rendering of Animals Factory; Ammunition, Asphalt Plant; Cement Plant; Concrete Batching Plant; Firearms or Fireworks Factory; Crude Petroleum Oil or Coal Refinery; Explosives Factory; **Industrial Gas Manufacturing;** Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; **Pesticide or Fertilizer Manufacturing; Petrochemical Manufacturing;** Plastic Product **manufacturing use,** Primary Processing of Gypsum; Primary Processing of Limestone; Primary Processing of Oil-based



- Paints, Oil-based Coatings or Adhesives; Pulp Mill, using pulpwood or other vegetable fibres;  
**Resin, Natural or Synthetic Rubber Manufacturing**; and Tannery; and
- (ii) a **Manufacturing Use** may not exceed 5,000 square metres of **interior floor area** of the **building**;
- (O) Despite Regulation 60.10.20.100 (5) and (6), a **Retail Store, Eating Establishment and Take-out Eating Establishment** are permitted, if they do not exceed 3,500 square metres of **interior floor area** of a **building**, comply with (T) and (U) below, and any **eating establishment** must comply with the specific use regulations in 150.100;
- (P) Despite Clause 60.10.20.10, a **Financial Institution** is not permitted within 20 metres of a an intersection of **streets** and must comply with (T) and (U) below;
- (Q) Despite Regulation 60.10.20.20(1), the following additional uses are permitted if they comply with the conditions set out (T) and (U) below:
- (i) **art gallery**;
  - (ii) **personal service shop**;
  - (iii) **pet services**;
  - (iv) **amusement arcade**;
  - (v) **library**;
  - (vi) **museum**;
  - (vii) **performing arts studio**; and
  - (viii) **recreation use**;
- (R) Despite Regulation 60.10.20.100(11), an **outdoor patio** must:
- (i) be combined with the following uses:
    - (a) **Cabaret**;
    - (b) **Place of Assembly**;
    - (c) **Entertainment Place of Assembly**;
    - (d) **Nightclub**;
    - (e) **Recreation Use**; or
    - (f) **Take-out Eating Establishment**;
  - (ii) not be used to provide entertainment such as performances, music and dancing;
  - (iii) be located entirely within 5 metres of a **lot line** abutting Leslie Street, Commissioners Street or Carlaw Avenue; and
  - (iv) comply with the conditions set out in (T) and (U) below;
- (S) Despite Clause 60.10.20.20 , **Place of Assembly, Entertainment Place of Assembly, Cabaret and Nightclub** are permitted uses, if the cumulative area of these uses does not exceed 600 square metres of **interior floor area** of a **building** and they comply with the conditions set out in (T) and (U) below;
- (T) No **building** or **structure** with a **lot line** abutting Carlaw Avenue may be erected or used on a **lot** unless the following conditions are satisfied:
- (i) despite Clauses 60.10.20.10 and 60.10.20.20, a minimum of 60 percent of the cumulative length of the exterior **main walls** of the **building** or **structure** at the first **storey** above ground must be used for the purpose of one or more of the following:
    - (a) **Art Gallery**;
    - (b) **Artist Studio**;
    - (c) **Financial Institution**;
    - (d) **Personal Service Shop**;
    - (e) **Pet Services**;
    - (f) **Retail Store**;
    - (g) **Eating Establishment**;



- (h) **Take-out Eating Establishment;**
- (i) **Amusement Arcade;**
- (j) **Custom Workshop;**
- (k) **Library;**
- (l) **Museum;**
- (m) **Performing Arts Studios;**
- (n) **Recreation Use;**
- (o) **Place of Assembly;**
- (p) **Entertainment Place of Assembly;**
- (q) **Cabaret;** and
- (r) **Nightclub;**
- (ii) of the uses set out in (T)(i), a lobby of a **building** may be used for up to 20 percent of the required 60 percent of the cumulative length of the exterior **main walls** of the **building** or **structure** at the first **storey** above ground;
- (iii) the permitted maximum unit widths for uses on the first **storey** above ground is:
  - (a) 7.0 metres for uses listed in (T)(i) above; and
  - (b) A total of one unit may be 14.0 metres for the uses listed in (T) above, provided this unit is able to be demised into two 7.0 metre wide units at a future date; and
- (iv) the uses in (T)(i) above are permitted on any **storey** of a **building**, if the use is located entirely within 30.0 metres of a **lot line** abutting Carlaw Avenue, except that this location restriction does not apply to any **artist studio**, **custom workshop** or **performing arts studio** use;
- (v) the floor level of the first **storey** of a **building** must be within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance; and
- (vi) any use located in the first **storey** must have a principal entrance accessed from Carlaw Avenue which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (U) Despite Clauses 60.10.20.10 and 60.10.20.20, the following additional uses are permitted on any **storey** of a **building**, if the use is located entirely within 30.0 metres of a **lot line** abutting Lake Shore Boulevard East, Leslie Street, Commissioners Street, or the future Caroline Extension:
  - (i) **art gallery;**
  - (ii) **artist studio;**
  - (iii) **financial institution;**
  - (iv) **personal service shop;**
  - (v) **pet services;**
  - (vi) **retail store;**
  - (vii) **eating establishment;**
  - (viii) **take-out eating establishment;**
  - (ix) **amusement arcade;**
  - (x) **custom workshop;**
  - (xi) **library;**
  - (xii) **museum;**
  - (xiii) **performing arts studios;**
  - (xiv) **recreation use;**
  - (xv) **post secondary school;**
  - (xvi) **place of assembly;**
  - (xvii) **entertainment place of assembly;**
  - (xviii) **cabaret;** and
  - (xix) **nightclub;**



- (V) Despite (U) above, and Clauses 60.10.20.10 and 60.10.20.20, no **building or structure** with a **lot line** abutting Lake Shore Boulevard East, Leslie Street, Commissioners Street or a future extension of Caroline Avenue may be erected or used on a **lot** unless the following conditions are satisfied:
- (i) the 30.0 metre location restriction for uses described in (U) above does not apply to **Artist Studio, Custom Workshop or Performing Arts Studio** uses;
  - (ii) the permitted maximum unit widths for uses described in (U) above on the first **storey** above ground must be:
    - (a) 7.0 metres for uses listed in (U) above;
    - (b) A total of one unit may be 14.0 metres for the uses listed in (U) above, provided this unit is able to be demised into two 7.0 metre wide units at a future date; and
    - (c) Unit width restrictions in (a) and (b) in do not apply to **Artist Studio, Custom Workshop or Performing Arts Studio** uses;
  - (iii) the floor level of the first storey must be within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance; and
  - (iv) any use located in the first **storey** must have principal entrances accessed from Lake Shore Boulevard East, Leslie Street, Commissioners Street, or a future extension of Caroline Avenue which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (W) Any portion of a **building or structure** located within 30.0 metres of a **lot line** abutting Leslie Street, Commissioners Street, Carlaw Avenue and a future extension of Caroline Avenue must:
- (i) have a required minimum height of 12.0 metres and have at least 3 **storeys**; and
  - (ii) have a required minimum first **storey** height of 5.0 metres, measured between the top of the floor of the first **storey** and the underside of the ceiling of the first **storey**;
- (X) Despite Regulation 60.10.40.70 (1) for a **building** located on a **lot** with a **front lot line** abutting Carlaw Avenue, Leslie Street, Commissioners Street and a future extension of Caroline Avenue, a minimum of 60 percent of the total width of the **front walls** meeting the height requirements in (W)(i) above must be located within 0 metre of the **front lot line**;
- (Y) Despite Regulation 60.10.40.70 (1), above, any **main wall** of a **building** not exceeding 12.0 metres in height and facing a **lot line** abutting one of the **streets** below must be located within 0 metre of the portion of a **lot line** located less than 30.0 metres from the intersections of the following **streets**:
- (i) Lake Shore Boulevard East and Carlaw Avenue;
  - (ii) Lake Shore Boulevard East and Leslie Street;
  - (iii) Lake Shore Boulevard East and a future extension of Caroline Avenue;
  - (iv) Commissioners Street and Carlaw Avenue;
  - (v) Commissioners Street and a future extension of Caroline Avenue; and
  - (vi) Commissioners Street and Leslie Street;
- (Z) Despite Regulation 60.10.40.70 (2), the required minimum **building setback** from a **side lot line** excludes any part of the **building or structure** that is less than 30.0 metres from a **lot line** abutting a **street**, in which case no **side yard setback** is required. Regulation 60.10.40.70(2) continues to apply to any part of a **building or structure** that is further than 30 metres from a **lot line** abutting a **street**;
- (AA) Despite Clause 60.10.40.70, on any **lot** abutting Carlaw Avenue or Caroline Avenue, the required minimum **building setback** from a **lot line** that abuts that **street** is 5.0 metres for any portion of the **building or structure** which exceeds a height of 18.0 metres;
- (BB) Despite Regulation 60.10.50.10(1), a **lot** abutting Carlaw Avenue, Leslie Street, Commissioners Street or a future extension of Caroline Avenue are not subject to minimum **front yard landscaping** requirements;
- (CC) Despite Clause 60.5.80.10, a **parking space** may not be in:
- (i) a **front yard**; or
  - (ii) a **side yard** abutting a **street**; or
  - (iii) be located in a **side yard** not abutting a **street**, if the **parking space** is set back a minimum of 5.0 metres from a **front lot line**;



(DD) Despite Regulation 60.10.94.40(1):

- (i) where a **lot** abuts a **lane**, **vehicle** access to a **loading space** or **parking space** must be from the **lane**;
- (ii) if the **corner lot** does not abut a **lane** and has at least one **lot line** abutting a **street** which is not a **major street** on the Policy Overlay Map, **vehicle** access to a **loading space** or a **parking space** must be from the **street** which is not a **major street**; and
- (iii) only one vehicle access is permitted;

(EE) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, for a **Bindery, Building Supply Yard, Carpenter's Shop, Cold Storage, Custom Workshop, Laboratory, Manufacturing Use, Marijuana Production Facility, Metal Factory, Printing Establishment, Cold Storage, Production Studio, Public Works Yard, Warehouse** and **Wholesaling Use**, **parking spaces** must be provided at a minimum rate of 0.15 for each 100 square metres of **gross floor area** and a maximum rate of 0.75 for each 100 square metres of **gross floor area**; and

(FF) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1), a **Bindery, Building Supply Yard, Carpenter's Shop, Cold Storage, Custom Workshop, Laboratory, Manufacturing Use, Marijuana Production Facility, Metal Factory, Printing Establishment, Cold Storage, Production Studio, Public Works Yard, Warehouse** and **Wholesaling Use** must provide 0.25 **bicycle parking spaces** per 100 square metres of **interior floor area**, with the following allocated as follows:

- (i) 10 percent short-term **bicycle parking spaces**; and
- (ii) 90 percent long-term **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 221 of the former City of Toronto By-law 438-86;
- (B) On 1025 Lake Shore Blvd E, former City of Toronto by-law 198-2005; and
- (C) On 675 Commissioners St, former City of Toronto by-law 522-2018. [ By-law: 1307-2019 Under Appeal ]

(10) Exception EL 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.10.20, an animal **hospital** is also permitted; and
- (B) The minimum **building setback** of any **structure** or **building** from the centre line of Oakdale Rd. is 26.51 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(11) Exception EL 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands shown as Blocks 1A, 2 and 3A on Diagram 6 of By-law 1101-2022, if the requirements of Section 18 and Schedule A of By-law 1101-2022 are complied with, **buildings** and **structures** in compliance with (B) through (KK) below, may be erected or used, and:
  - (i) Prior to the lifting of the H symbol as described in Section 17 on Blocks 1A, 2 and 3A as shown on Diagram 6 of By-law 1101-2022, the only interim uses that are permitted, provided they are located entirely within the portion of the "block" located in the Employment Light Industrial Zone category, and which must comply with the requirements of By-law 569-2013 instead of this site-specific provision, include:
    - (a) **art gallery**;
    - (b) **artist studio**;
    - (c) beverage **manufacturing use**, provided it occupies only one **storey**, and the permitted maximum **interior floor area** is 1,000 square metres;



- (d) bindery;
- (e) cold storage, provided it is not located on the ground floor of a **building**;
- (f) **custom workshop**;
- (g) **eating establishment**, provided that the total interior floor area of all **eating establishments** for each "block" as shown on Diagram 6 of By-law 1101-2022 does not exceed 500 square metres;
- (h) **education use**;
- (i) **financial institution**;
- (j) food **manufacturing use**, provided it occupies only one **storey**, and the permitted maximum **interior floor area** is 1,000 square metres;
- (k) **laboratory**, provided it occupies only one storey, and the permitted maximum **interior floor area** is 1,000 square metres;
- (l) **market garden**;
- (m) **massage therapy**;
- (n) medical office;
- (o) office;
- (p) **outdoor patio**;
- (q) outdoor sales or display, provided it is **ancillary** to another use permitted in this section and the cumulative area of the outdoor sales or display of goods or commodities is not more than 25 percent of the **gross floor area** of the premises it is associated with, up to a maximum of 1,500 square metres;
- (r) **park**;
- (s) **performing arts studio**;
- (t) **personal service shop**;
- (u) **pet services**;
- (v) **production studio**;
- (w) **public parking**, provided it is **ancillary** to uses permitted in this section and is not located in an above ground **parking garage**;
- (x) **recreation use**, provided the use is a fitness club;
- (y) **retail service**, provided the maximum **interior floor area** of all **retail services** on each "block" as shown on Diagram 6 of By-law 1101-2022 is 400 square metres. The calculation of total **interior floor area** is reduced by items listed in regulation 60.5.40.40(1);
- (z) retail store, provided that a **retail store** which includes a beverage **manufacturing use** for beer, cider or wine, is limited to an **interior floor area** of 400 square metres;
- (aa) **self-storage warehouse**, provided it does not exceed an **interior floor area** for each "block" as shown on Diagram 6 of By-law 1101-2022 of 400 square metres and it is not located on the ground floor of a **building**;
- (bb) **service shop**;
- (cc) **software development and processing**, provided it is located above the ground floor of a **building**, and the portion of the **software development and processing** that is dedicated to the storage and distribution of electronic data is limited to 400 square metres of **interior floor area**;
- (dd) **take-out eating establishment**, provided that the total **interior floor area** of all **take-out eating establishments** for each "block" as shown on Diagram 6 of By-law 1101-2022 does not exceed 500 square metres;
- (ee) sales centre for the purpose of the sale of **dwelling units** or commercial space;
- (ff) **transportation use**;
- (gg) **vehicle dealership**, provided it is limited to 400 square metres of **interior floor area** and does not include the outside display and storage of **vehicles**;
- (hh) **vehicle fuel station**, provided it is **ancillary** to a **vehicle dealership**;



- (ii) **vehicle service shop**, provided it is **ancillary** to a **vehicle dealership**;
- (jj) **veterinary hospital**; and
- (kk) **wellness centre**;

(B) Despite clauses 60.10.20.10 and 60.10.20.20, the following uses are only permitted if they are located entirely within the portion of the **building** located in the Employment Light Industrial Zone category:

- (i) beverage **manufacturing use**, provided it occupies only one **storey**, and despite regulation 60.10.20.100(9), the permitted maximum **interior floor area** is 1,000 square metres;
- (ii) bindery;
- (iii) carpenters shop;
- (iv) **contractors establishment**, provided it complies with regulation 60.10.20.100(7);
- (v) food **manufacturing use**, provided:
  - (a) despite regulation 60.10.20.100(9), the permitted maximum **interior floor area** of the food **manufacturing use** is 1,000 square metres;
  - (b) the food **manufacturing use** may occupy a maximum of one **storey** in a **building** in each "block" as shown on Diagram 6 of By-law 1101-2022; and
  - (c) the food **manufacturing use** must comply with regulation 60.10.20.100(10);
- (vi) printing establishment, provided:
  - (a) it occupies a maximum of one **storey**; and
  - (b) the permitted maximum **interior floor area** is 1,000 square metres;
- (vii) **warehouse**, provided:
  - (a) it is not located on the ground floor of a **building**; and
  - (b) the permitted maximum **interior floor area** is 1,000 square metres;
- (viii) **wholesaling use**, provided:
  - (a) it is not located on the ground floor of a **building**; and
  - (b) the permitted maximum **interior floor area** is 1,000 square metres;

(C) Despite clauses 60.10.20.10 and 60.10.20.20, the following uses are not permitted;

- (i) apparel and textile **manufacturing use**;
- (ii) **crematorium**;
- (iii) dry cleaning or laundry plant;
- (iv) furniture **manufacturing use**;
- (v) **industrial sales and service use**;
- (vi) metal products **manufacturing use**;
- (vii) **open storage**; and
- (viii) plastic **manufacturing use**;

(D) In addition to the permitted uses listed in clause 60.10.20.10, the following uses are also permitted;

- (i) **art gallery**;
- (ii) cold storage, provided it is not located on the ground floor of a **building**;
- (iii) computer, communications, electronics, or optical media **manufacturing use**, provided:
  - (a) it is located entirely within the portion of the **building** located in the Employment Light Industrial Zone category;
  - (b) it is not located on the ground floor of a **building**; and
  - (c) the permitted maximum **interior floor area** is 1,000 square metres;
- (iv) courts of law;
- (v) **massage therapy**;
- (vi) medical equipment and supplies **manufacturing use**, provided:



- (a) it is located entirely within the portion of the **building** located in the Employment Light Industrial Zone category;
  - (b) it is not located on the ground floor of a **building**; and
  - (c) the permitted maximum **interior floor area** is 1,000 square metres;
  - (vii) medical office;
  - (viii) **museum**;
  - (ix) outdoor sales or display, provided:
    - (a) it is combined with another permitted non-residential use;
    - (b) no goods or commodities may be displayed within 15.0 metres of a **lot line** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category;
    - (c) the cumulative area of the outdoor sales or display of goods or commodities may not be more than 25 percent of the **gross floor area** of the **premises** it is associated with, up to a maximum of 1,500 square metres;
    - (d) the area for the outdoor sales or display of goods or commodities may not be located in areas required by By-law 1011-2022 for parking, loading, driveways or **landscaping**; and
    - (e) there may be no storage or warehousing of goods in a **vehicle**;
  - (x) **personal service shop**;
  - (xi) **pet services**;
  - (xii) pharmaceutical and medicine **manufacturing use**, provided:
    - (a) it is located entirely within the portion of the **building** located in the Employment Light Industrial Zone category;
    - (b) it is not located on the ground floor of a **building**; and
    - (c) the permitted maximum **interior floor area** is 1,000 square metres;
  - (xiii) **public parking**, provided:
    - (a) it is below ground; and
    - (b) a maximum of one **building** for parking attendants is permitted on each "block" as shown in Diagram 6 of By-law 1101-2022;
  - (xiv) **retail service**, provided the maximum **interior floor area** of all **retail services** on each "block" as shown on Diagram 6 of By-law 1101-2022 is 400 square metres. The calculation of total interior floor area is reduced by items listed in regulation 60.5.40.40(1);
  - (xv) **retail store**, provided that a **retail store** which includes a beverage **manufacturing use** for beer, cider or wine, is limited to an **interior floor area** of 400 square metres;
  - (xvi) **vehicle dealership**, provided it is limited to 400 square metres of **interior floor area** and it does not include the outside display and storage of **vehicles**;
  - (xvii) **vehicle fuel station**, provided it is **ancillary** to a **vehicle dealership**;
  - (xviii) **vehicle service shop**, provided it is **ancillary** to a **vehicle dealership**;
  - (xix) **vehicle washing establishment**, permitted it is located below ground;
  - (xx) **veterinary hospital**; and
  - (xxi) **wellness centre**;
- (E) Despite regulation 60.10.20.20(1), **software development and processing** is only permitted if:
- (i) the **software development and processing** is located above the ground floor of a **building**; and
  - (ii) the portion of the **software development and processing** that is dedicated to the storage and distribution of electronic data is limited to 400 square metres of **interior floor area**;
- (F) Despite regulation 60.10.20.10(1), **self-storage warehouse** is only permitted if:
- (i) it does not exceed an **interior floor area** for each "block" as shown on Diagram 6 of By-law 1101-2022 of 400 square metres; and



- (ii) it is not located on the ground floor of a **building**;
- (G) Despite regulation 60.10.20.20(1), **eating establishment** is permitted, provided it complies with regulation 60.10.20.100 (14);
- (H) Despite regulation 60.10.20.100(6), the total **interior floor area** of all **eating establishments** for each "block" as shown on Diagram 6 of By-law 1101-2022 may not exceed 500 square metres;
- (I) Despite regulation 60.10.20.100(6), the total **interior floor area** of all **take-out eating establishments** for each "block" as shown on Diagram 6 of By-law 1101-2022 may not exceed 500 square metres;
- (J) Despite regulation 60.10.20.20(1), **education use** is permitted, provided that where an **education use** is located in the portion of a **building** in the Employment Light Industrial Zone category, that education use shall be in compliance with regulation 60.10.20.100(4);
- (K) Despite regulation 60.10.20.20(1), **public utility** is permitted, provided it is not a water filtration plant, and it complies with regulations 60.10.20.100(16) and (18);
- (L) Despite regulations 60.5.40.10(1) and (2) height of a **building** or **structure** is measured from the Canadian Geodetic Datum Elevation listed in (i) to (iii) below, to the highest point of the **building** or **structure**. The Canadian Geodetic Datum Elevation for the "blocks" shown on Diagram 6 of By-law 1101-2022 are as follows:
  - (i) 86.5 metres for Block 1A;
  - (ii) 85.8 metres for Block 2; and
  - (iii) 87.6 metres for Block 3A;
- (M) Despite regulation 60.5.40.40(1), the reductions in **gross floor area** that are permitted for a **non-residential building** may also be applied to a **mixed use building** and in addition to those elements which reduce **gross floor area** listed in regulation 60.5.40.40(1), the following additional elements reduce **gross floor area**:
  - (i) required **amenity space**; and
  - (ii) garbage shafts;
- (N) Despite regulations 60.5.75.1(4)(A) and (B) a **wind energy** device may exceed the permitted maximum height for a **building** by 10.0 metres;
- (O) Despite regulation 60.5.75.1(6), a **cogeneration energy** device must be located inside a permitted **building**;
- (P) Despite regulations 60.5.80.10(1) and (2), all **parking spaces** must be located below ground;
- (Q) Regulation 60.5.100.1(1) with regards to **driveway widths**, does not apply;
- (R) Despite regulation 60.10.40.10(1), the permitted maximum height and number of **storeys** of any **building** or **structure** is the height in metres and number of **storeys** specified by the number following the HT and ST symbols, respectively, as shown on Diagrams 9, 11 and 12 of By-law 1101-2022;
- (S) Where a **building** is also located in the Commercial Residential Zone category, the additional height provisions of regulations 40.5.40.10(3) to (8) may also be applied; and
  - (i) for Block 1A only, regulations 40.5.40.10(8)(A) and 60.5.40.10(5)(A) and (B) with regards to limits on elements for the functional operation of the **building** do not apply to the portion of the building labelled HT 209, ST 67 on Diagram 9 of By-law 1101-2022;
  - (ii) for Block 1A only, despite regulation 40.5.40.10(5)(A) and 60.5.40.10(5)(A) the total area of all equipment, **structures**, or parts of a **building** may cover no more than 65 percent of the area of the roof measured horizontally where they are located on roofs of "mid-rise building area 1";
  - (iii) for Block 1A only, regulations 40.5.40.10(5)(B) and 60.5.40.10(5)(B), with regards to the horizontal restriction of the width of the **building's main walls**, does not apply;
  - (iv) For Block 1A only, window washing equipment and **building** maintenance units are permitted to project above the permitted maximum height, and are in addition to and may be located on top of a mechanical penthouse;
  - (v) public art features and **landscaping** may project beyond the permitted maximum height by 2.0 metres; and



- (vi) canopies, where located in the "Galleria Zone" as shown on Diagram 11 of By-law 1101-2022, may project beyond the permitted maximum height by 20.0 metres;
- (vii) Clause 40.5.40.10 and 60.5.40.10, whichever provides the greater height permission, applies for the "blocks" and elements not listed above;
- (T) For the purpose of interpreting (R) above, vestibules providing rooftop access having a maximum **gross floor area** of 12.0 square metres, mechanical penthouses, stair enclosures and elevator overruns shall not constitute a **storey**;
- (U) The required minimum **gross floor area** on Blocks 1A, 2, and 3A as shown on Diagram 6 of By-law 1101-2022 is: (i) on Block 1A:
  - (i) on Block 1A:
    - (a) a combined minimum of 26,600 square metres of **gross floor area** for non-residential uses is required in Blocks 1A and 1B;
  - (ii) on Block 2:
    - (a) a minimum of 32,000 square metres of **gross floor area** for non-residential uses is required in Block 2; and
  - (iii) on Block 3A:
    - (a) a combined minimum of 35,700 square metres of **gross floor area** for non-residential uses is required in Blocks 3A and 3B;
- (V) Despite clause 60.10.40.70(1), the required minimum **building setbacks** and setbacks for the portion of a **building** or **structure** on Blocks 1A, 2 and 3A as shown on Diagram 6 of By-law 1101-2022 are shown in metres on Diagrams 9, 11 and 12 of By-law 1101-2022;
- (W) Despite (W) above, the following elements may encroach into the required **building setbacks**:
  - (i) window washing equipment and **building** maintenance units;
  - (ii) public art features and all **landscaping**;
  - (iii) canopies, where they are located in the "Galleria Zone" as shown in Diagram 11 of By-law 1101-2022;
  - (iv) all elements listed in clause 40.10.40.60, including canopies located outside the "Galleria Zone" as shown in Diagram 11 of By-law 1101-2022, where a building is also located in the Commercial Residential Zone category, to the same extent as they are described in that clause;
- (X) The required minimum **building** separation distances on Blocks 1A, 2 and 3A as shown on Diagram 6 of By-law 1101-2022 are shown in metres on Diagrams 7, 9, 11 and 12 of By-law 1101-2022;
- (Y) In addition to the requirements of (X) above, a minimum 11.0 metre separation distance is required between the windows of **dwelling units** (other than the window of a kitchen or bathroom) of the same **building**; and
  - (i) the required window separation shall not apply to windows on **main walls** which form an angle of 90 degrees or greater to each other, on a horizontal plane;
- (Z) one **vehicle** access is permitted to the lands on Block 1A as shown on Diagram 6 of By-law 1101-2022 provided it is from Park Lawn Road and one **vehicle** access is permitted to the lands on Block 3A as shown on Diagram 6 of By-law 1101-2022 provided it is from "Street A";
- (AA) **Vehicle** access to the lands located on Block 2 as shown on Diagram 6 of By-law 1101-2022 must be below ground and accessed from an abutting "block" as shown on Diagram 6 of By-law 1101-2022;
- (BB) Despite regulation 200.5.1(2), **parking spaces** must be provided collectively for each use on each "block" as shown on Diagram 6 of By-law 1101-2022; and
  - (i) for the purpose of determining compliance with regulation 200.5.10.1(1) and Table 200.5.10.1, Blocks 1A and 1B are considered one "block" and Blocks 3A and 3B as shown on Diagram 6 of By-law 1101-2022 are considered one "block";
- (CC) Despite regulation 200.5.1.10(2), a maximum of 10 percent of the required **parking spaces** for each "block" as shown on Diagram 6 of By-law 1101-2022 that are obstructed on one side may have a minimum width of 2.6 metres;



(DD) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on each "block" shown on Diagram 6 of By-law 1101-2022 as follows:

- (i) 0.4 **parking spaces** per **dwelling unit** for residential occupants;
- (ii) Residential visitor and all other non-residential uses are subject to the parking space rates described in regulation 200.5.10.1(1) and Table 200.5.10.1;
- (iii) despite regulation 200.5.10.1(1) and Table 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (a) a reduction of 4 residential occupant **parking spaces** will be permitted for each "car-share" parking space provided and that the maximum reduction permitted be capped by the application of the following formula: (total number of dwelling units divided by 60, and rounded down to the nearest whole number)

(EE) Despite regulation 220.5.1(2), **loading spaces** must be provided and maintained for each use on each "block" as shown on Diagram 6 of By-law 1101-2022; and

- (i) the required **loading space** rates may be collectively applied and located in either Blocks 1A and 1B; and
- (ii) the required **loading space** rates may be collectively applied and located in either Blocks 3A and 3B;

(FF) Despite regulation 220.5.1.10(1), the calculation of required **loading spaces** is based on the total **gross floor area** of each "block" as shown on Diagram 6 of By-law 1101-2022;

(GG) Despite any regulation to the contrary, **loading spaces** must be provided below ground on Blocks 1A, 2, and 3A as shown on Diagram 6 of By-law 1101-2022;

(HH) If a portion of a **building** is also located in the Commercial Residential Zone category, and if the **building** has a minimum of 30 **dwelling units**, the requirements for a Type "G" loading space, is satisfied if a Type "A" **loading space** or a Type "B" **loading space** required for the non-residential uses in the **building** is constructed to the larger applicable length, width or vertical clearance dimensions of a Type "G" **loading space**, referred to in regulation 220.5.1.10(8);

(II) If a portion of a **building** is also located in the Commercial Residential Zone category, and if the **building** has a minimum of 400 **dwelling units** a Type "C" **loading space** required for the **dwelling units** is satisfied if a Type "A", Type "B" or Type "C" **loading space**, referred to in regulation 220.5.1.10(8), is provided for the non-residential uses in the same **building**;

(JJ) Despite regulation 230.5.1.10(8), a **bicycle parking space** must be on the same "block" as shown on Diagram 6 of By-law 1101-2022 as the use for which it is required; and

- (i) for the purpose of determining compliance with regulation 230.5.1.10(8), Blocks 1A and 1B are considered one "block" and Blocks 3A and 3B as shown on Diagram 6 of By-law 1101-2022 are considered one "block";

(KK) Despite any requirement to the contrary, two pedestrian tunnels with a permitted maximum width of 7.5 metres and a maximum height of 7.5 metres, and including any support **structures**, may be constructed connecting to the lands on Block 8 as shown on Diagram 6 of By-law 1101-2022.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1101-2022 ]

(12) Exception EL 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands shown as Block 8 on Diagram 6 of By-law 1101-2022, **buildings, structures** or additions may be constructed or used in compliance with (B) through (O) below;
- (B) Despite regulations 60.5.80.10(1) and (2) and 60.10.80.20(1), surface **parking spaces** are not permitted;
- (C) Regulation 60.5.100.1(1), with regards to **driveway** widths, does not apply;
- (D) Despite clauses 60.10.20.10 and 60.10.20.20, the following uses are permitted:
  - (i) ambulance depot, fire hall and police station;



- (ii) **custom workshop**;
  - (iii) office;
  - (iv) **transportation use**, provided it complies with regulation 60.10.20.100(19);
  - (v) **automated banking machine, massage therapy, medical office, personal service shop, retail service, retail store, and wellness centre**, provided they are **ancillary** to and located in the same **building** as a **transportation use**;
  - (vi) **eating establishment**, provided:
    - (a) it is **ancillary** to and located in the same **building** as a **transportation use**;
    - (b) it complies with regulations 60.10.20.100(6) and (14);
  - (vii) **take-out eating establishment**, provided:
    - (a) it is **ancillary** to and located in the same **building** as a **transportation use**;
    - (b) it complies with regulation 60.10.20.100(6);
  - (viii) **outdoor patio**, provided:
    - (a) it is **ancillary** to an **eating establishment** or **take-out eating establishment**;
    - (b) it may not be used to provide entertainment such as performances, music and dancing;  
and
    - (c) the maximum permitted area is the greater of 30 square metres or 30 percent of the **interior floor area** of the premises it is associated with;
- (E) Despite regulation 60.10.40.10(1)(A), the permitted maximum height for a **building** containing a **transportation use** is 42.0 metres;
- (F) Despite regulations 60.10.40.70(2)(A) and (B), the required minimum **building setback** from a **side lot line** that does not abut a **street** is 0 metres and is 3.0 metres where the **side lot line** abuts a **street**;
- (G) Regulation 60.10.40.70(3), with regards to the minimum **rear yard setback** for **lots** in the Employment Light Industrial Zone category, does not apply;
- (H) Despite regulation 60.10.50.10(1), the required **soft landscaping** may be provided as **landscaping**;
- (I) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, zero **parking spaces** are required on Block 8 as shown on Diagram 6 of By-law 1101-2022;
- (J) Despite clause 220.5.10.1, zero **loading spaces** are required on Block 8 as shown on Diagram 6 of By-law 1101-2022;
- (K) Despite clause 230.5.10.1(1) and Table 230.5.10.1(1), 20 "long-term" **bicycle parking spaces** and 80 "short-term" **bicycle parking spaces** are required on Block 8 as shown on Diagram 6 of By-law 1101-2022;
- (L) Despite regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located in any location inside a **building**;
- (M) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in **stacked bicycle parking spaces**;
- (N) One **vehicle** access is permitted to the lands located on Block 8 as shown on Diagram 6 of By-law 1101-2022, provided it is from "Street A";
- (O) Despite any requirement to the contrary, two pedestrian tunnels or elevated enclosed walkways, each with a permitted maximum width of 7.5 metres and a maximum height of 7.5 metres, and including any support structures, may be constructed connecting to the lands on Blocks 1A and 3A as shown on Diagram 6 of By-law 1101-2022.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1101-2022 ]

(13) Exception EL 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) Despite 60.10.20.10 a **mixed use building** containing **dwelling units** is a permitted use, provided the **gross floor area** of all the **dwelling units** does not exceed 50 percent of the total **gross floor area** on the **lot**;
- (B) **Dwelling units** must be located above the **first floor** a **building**;
- (C) Despite (A) and (B) above, **dwelling units lawfully existing** prior to existing or authorized on or before October 4, 2021 are permitted;
- (D) A **building** must comply with the following requirements:
- (i) a **building** must have a minimum height of 2 **storeys** and 8.5 metres;
  - (ii) for the purposes of this Exception, a level of a **building** containing only mechanical, electrical or other equipment or space used for the functional operation of a **building** shall not constitute a **storey**;
  - (iii) Despite 60.5.40.10(3), 60.5.40.10(4) and 60.5.40.10(6), if a **lot** subject to this Exception abuts a **lot** in the Residential Zone category or is separated from a **lot** in the Residential Zone category by a **lane**, no part of a **building** or **structure** above the fourth **storey** may penetrate a 45 degree **angular plane** measured from the **rear lot line** of the **lot** in the Residential Zone category, starting at the height of the average elevation of the ground along the **rear lot line**;
  - (iv) the required minimum height of the **first floor** of a **building**, measured between the top of the floor of the first **storey** and the top of the floor of the second **storey**, is 4.5 metres;
  - (v) within the front yard at the ground floor level, the minimum required height to the underside of a 2nd storey which projects above the required **front yard setback** measured at the ground floor level, is 4.0 metres measured from the height of the average elevation of the ground along the **front lot line**;
  - (vi) the minimum required height of any **storey** located above the **first floor** and used for a non-residential use is 4.0 metres, measured from the top of the floor of the **storey** to the top of the floor of the **storey** above;
  - (vii) provide a minimum floor-to-floor height of 4 metres for any non-residential use on and above the second **storey**;
  - (viii) despite 60.10.40.70(4), provide a minimum 7.5-metre **rear yard setback** from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category;
  - (ix) despite 60.10.40.70(4) and (viii) above, the minimum **rear yard setback** for any part of a **building** located above the second **storey** is 12.5 metres from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category;
  - (x) despite 60.10.40.70(1), the minimum **front yard setback** on the **first floor** and above the third **storey** is 3 metres and the minimum **front yard setback** on the second and third **storey** is 0 metres;
  - (xi) despite 60.10.40.70(2) the minimum required **side yard setback** for a **main wall** containing window openings is 5.5 metres, otherwise no **side yard setback** is required; and
  - (xii) Despite 60.5.50.20(2), a minimum 2.0 metre wide strip of **landscaping** must be provided along the entire length of the **rear lot line** where the **lot line** abuts a **lot** in the Residential Zone category;
- (E) Despite the maximum floor space index indicated in the zone label on Diagram 2 of By-law 779-2021, the maximum floor space index does not apply to a **building** that complies with (D) above; and
- (F) Despite 60.10.20.100(11), an **outdoor patio** is permitted if it complies with the following conditions:
- (i) it must be in association with an **eating establishment** or **take-out eating establishment** on the same **lot**;
  - (ii) it must be set back at least 30.0 metres from a **lot** in the Residential Zone category;
  - (iii) despite regulation (ii) above, an **outdoor patio** located above the first **storey** of the **building**, must be at least 40.0 metres, measured horizontally, from a **lot** in the Residential Zone category;
  - (iv) in the **rear yard** of a **lot** that abuts a **lot** in the Residential Zone category a fence must be installed along the portion of the **outdoor patio** parallel to the **rear lot line**;



- (v) if a **lawfully existing outdoor patio** is closer to a **lot** than the setbacks required in (ii) or (iii) above, then that **lawfully existing** setback is the minimum required setback for that **lawfully existing outdoor patio**; and
- (vi) despite 200.5.10.1, an **outdoor patio** permitted in accordance with (i) and (ii) above and located in the **front yard** may occupy an area otherwise used for up to 2 required non-residential **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 779-2021 ]

(14) Exception EL 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.10.20, metal extrusion or moulding, heavy metal stamping or welding are also permitted uses;
- (B) Any detached **structure** higher than 5.0 metres must be set back from the **rear lot line** a minimum distance of 20.0 metres;
- (C) The combined total **gross floor area** of any **manufacturing uses** on a **lot** may be greater than 5,000 square metres but must not exceed the maximum floor space index of 1.0;
- (D) No more than 60% of the minimum **front yard setback** is to be covered with **driveways**, walkways, loading areas or other hard surfaces used or capable of being used as walkways, **driveways** or loading areas; and
- (E) An opaque acoustic fence must be located along the northerly 50.0 metres of the **rear lot line** and along the westerly 20.0 metres of the northern **lot line**, with a height of 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception EL 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.10.20, metal extrusion or moulding, heavy metal stamping or welding are also permitted uses;
- (B) The combined total **gross floor area** of any **manufacturing uses** on a **lot** may be greater than 5,000 square metres but must not exceed the maximum floor space index of 1.0;
- (C) No more than 60% of the minimum **front yard setback** is to be covered with **driveways**, walkways, loading areas or other hard surfaces used or capable of being used as walkways, **driveways** or loading areas; and
- (D) An opaque acoustic fence must be located along the westerly 20.0 metres of the northern **lot line**, with a minimum height of 1.8 meters and a maximum height of 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(16) Exception EL 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot area** is 4047 square metres;
- (B) The maximum **gross floor area** is 4645 square metres;
- (C) The minimum **front yard setback** is 1.0 metre;
- (D) The minimum **rear yard setback** is 2.5 metres;
- (E) The minimum **side yard setback** is 6 meters;



(F) The maximum number of **storeys** is 3; and

(G) The minimum on site **parking spaces** is 67.

Prevailing By-laws and Prevailing Sections: (None Apply)

(17) Exception EL 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.2.3(f) [M1-H(5)], former Town of Leaside zoning by-law 1916.

(19) Exception EL 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On 151 Billy Bishop Way, as shown on Diagram 1 of By-law 939-2021, a **building** or **structure** may be constructed, used, or enlarged in compliance with sections (B) to (M) below;

(B) Regulation 60.5.80.10(1) with regards to parking in a **street yard** and regulation 60.5.80.10(2) with regards to the location of **parking spaces** do not apply;

(C) Regulation 60.5.100.1(1) with regards to **driveway** widths does not apply;

(D) Despite the uses listed in Clause 60.10.20.10, the following additional uses are permitted:

(i) **Vehicle Dealership**;

(ii) **Vehicle Depot**;

(iii) **Vehicle Repair Shop**;

(iv) **Vehicle Service Shop**;

(v) **Vehicle Washing Establishment**; and

(vi) Any of the uses permitted in Regulation 40.10.20.10(1)(A).

(E) Despite regulation 60.10.40.10(1)(B), the permitted maximum **building** or **structure** height is the number following the HT symbol as shown on Diagram 3 of By-law 939-2021;

(F) Despite clause 60.10.40.70, the required **building setbacks** are as shown on Diagram 3 of By-law 939-2021;

(G) Article 60.10.50, with regards to yards, does not apply;

(H) Article 60.10.90, with regards to loading, does not apply;

(I) Despite regulation 200.15.1.5(1), an accessible **parking space** is not required to be closest to a principle pedestrian access to a **building**;

(J) Despite regulation 200.15.10(1), the required minimum number of accessible **parking spaces** is five;

(K) Regulation 200.15.1(4), regarding the location of an accessible **parking space** does not apply;

(L) Despite clause 220.5.10.1, no **loading spaces** are required; and

(M) No **buildings** or **structures** are permitted south and east of the required "14.0 M MTO Setback" as shown on Diagram 3 of By-law 939-2021.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 939-2021 ]

(20) Exception EL 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 29, 35, 41, and 75 Basin Street, as shown zoned EL 2.5 (x20) on Diagram 2 of By-law 1010-2022, **buildings** or **structures** may be constructed, used or enlarged in compliance with Sections (B) to (V) below;



- (B) For the purposes of this exception, the **lot** is comprised of the lands identified as EL 2.5 (x20) on Diagram 2 of By-law 1010-2022;
- (C) In accordance with Clause 5.10.30.20, the **lot line** abutting Basin Street is the **front lot line**;
- (D) Despite Regulations 60.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between Canadian Geodetic Datum of 76.85 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 60.5.40.60(1), a canopy, awning or similar structure may encroach into a required minimum **building setback** that is not a **street yard**, regardless of how high it is above the elevation of the ground directly below it;
- (F) In addition to the uses permitted in Regulation 60.10.20.10(1), the following uses are also permitted:
  - (i) **Art Gallery**;
  - (ii) **Club**;
  - (iii) **District Heating and Cooling Plant**;
  - (iv) Library;
  - (v) **Massage Therapy**;
  - (vi) Medical Office;
  - (vii) **Museum**;
  - (viii) **Personal Service Shop**;
  - (ix) **Recreation Use**;
  - (x) **Retail Service**;
  - (xi) **Software Development and Processing**; and
  - (xii) **Wellness Centre**;
- (G) Despite Regulations 60.10.20.10(1) and 60.10.20.20(1), the following uses are not permitted:
  - (i) **Crematorium**;
  - (ii) Dry Cleaning or Laundry Plant;
  - (iii) **Open Storage**;
  - (iv) Plastic Product **Manufacturing Use**; and
  - (v) **Self-storage Warehouse**;
- (H) Despite the uses permitted in Regulations 60.10.20.10(1) and 60.10.20.20 (1), the following uses are also permitted if they comply with the specific conditions associated with each use:
  - (i) **Cabaret** provided the **interior floor area** does not exceed 1,000 square metres;
  - (ii) **Contractor's Establishment** provided a **contractor's establishment** must store loose materials such as sand, gravel or concrete in an enclosed **building**;
  - (iii) **Eating Establishment** provided the individual **interior floor area** does not exceed 3,500 square metres and must comply with the specific use regulations in Section 150.100;
  - (iv) **Entertainment Place of Assembly** provided the individual **interior floor area** does not exceed 1,000 square metres;
  - (v) **Financial Institution** provided this use is not within 20.0 metres of an intersection of two **streets**;
  - (vi) **Nightclub** provided the individual **interior floor area** does not exceed 1,000 square metres;
  - (vii) Office provided this use shall include production office, general office, and executive production office areas that will not exceed a floor space index of 0.85 over the entire **lot**;
  - (viii) **Outdoor Patio** provided it is an **ancillary** use associated with a **cabaret, eating establishment, entertainment place of assembly, nightclub, recreation use, and a take-out eating establishment**;
  - (ix) **Parking Garage** provided it is in one or two **parking garages** and collectively will not contain more than 1.25 **parking spaces** per 100 square metres of provided **gross floor area** on the **lot** and be located in the within the area depicted on Diagram 5 of By-law 1010-2022;
  - (x) **Retail Store** provided the individual **interior floor area** does not exceed 3,500 square metres;



- (xi) **Take-out Eating Establishment** provided the individual **interior floor area** does not exceed 3,500 square metres;
- (xii) **Transportation Use** despite Regulation 60.12.20.100 (19), this use is a permitted use if it is operated by, or on behalf of, the Toronto Transit Commission;
- (xiii) **Warehouse** despite Clause 60.10.20.10, this use is a permitted use if it is not used for the purpose of, or in association with, a postal or courier service; and
- (xiv) **Wholesaling Use** despite Clause 60.10.20.10, this use is a permitted use if it is not used for the purpose of, or in association with, a postal or courier service;
- (I) For the purposes of this exception, **Artist Studio, Custom Workshop, Entertainment Place of Assembly, Office, Performing Arts Studio, Production Studio, Software Development and Processing, and Warehouse** shall be considered "studio-oriented use";
- (J) For the purposes of this exception, "base camp" means an **ancillary** activity to the "studio-oriented uses" that involve the temporary parking and storage of fleet, production, and studio operation **vehicles** and are not considered **parking spaces** for the purposes of Clauses (H)(ix) and (U) of this exception;
- (K) Canopies, awnings, wind screens, snow screens, or similar **structures** over pedestrian entrances must be no less than 2.5 metres above the elevation of the ground directly below it. Canopies, awnings, or similar **structures** over production studio stage doorways must be no less than 6.1 metres above the elevation of the ground directly below it;
- (L) Any pedestrian and utility service bridge **structures** must be located no less than 6.1 metres above the elevation of the ground directly below it;
- (M) Any pedestrian and utility service bridge **structures** in (L) above must have no more than one **storey** and must not exceed a height of 5.5 metres, as measured floor to ceiling;
- (N) On the **lot** with a "studio-oriented use", a barrier, such as a fence, gate, berm, retaining wall, or landscaped buffer may be provided for areas:
  - (i) between a **lot line** that abuts a **street** and an area that is used for a "studio-oriented use", located a maximum of 3.0 metres from the **lot line** that abuts a **street**, except for the portions used for **vehicle** and pedestrian access; or
  - (ii) along the entire perimeter of the portion of the **lot** that is used for a "studio-oriented use"; and
  - (iii) along all **lot lines** that abut the ON (x24) zone;
- (O) Despite Clause 60.5.40.10 and Regulation 60.10.40.10(1), the following **structures** and equipment may project beyond the permitted height of a **building**:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and equipment, chimneys, and vents to a maximum of 2.5 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 3.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof** may project above the height limits to a maximum of 2.0 metres;
  - (iv) **building** maintenance units and window washing equipment may project above the height limits to a maximum of 2.5 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 2.0 metres;
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 2.5 metres; and
  - (vii) architectural signage and associated **structures** may project above the height limits to a maximum of 5.0 metres;
- (P) Despite Regulation 60.10.40.10(1) and Diagram 4 attached to this By-law, any **buildings** or **structures** may have a height limit of 46.0 metres on the lot, so long as the cumulative area to which this height limit applies does not exceed 15 percent of the **lot area** for the 42.0 metre height limit area as indicated on Diagram 4 attached to this By-law;



- (Q) Despite Clause 60.10.40.10(1) and Diagram 4 attached to this By-law, the required minimum height of all **main walls** facing a **lot line**, with the exception of the former Sun Oil heritage **building** identified on Diagram 5 of By-law 1010-2022, is 10.0 metres;
- (R) Despite Regulations 60.10.40.70(1), (2), and (3), on the **lot** abutting a **street** or a **lot line** abutting the ON (x24) zone, the required minimum **front yard setback**, minimum **side yard setback**, and minimum **rear yard setback** is 0.0 metres;
- (S) Regulation 60.10.50.10(1), with regards to **soft landscaping**, does not apply to a **lot line** abutting a **street**;
- (T) Despite Regulation 60.5.80.10(1) and (2), a **parking space** may not be located in the **front yard**, **side yard** abutting a **street**, or in a **side yard** or **rear yard** abutting the ON (x24) zone;
- (U) Despite Regulation 200.5.10.1(1) and Table 200.5.10, for all permitted uses identified in Regulations 60.10.20.10(1) and 60.10.20.20(1) as amended by (F), (G), and (H) above, **parking spaces** may not exceed a maximum rate of 1.25 **parking spaces** per 100 square metres of **gross floor area**. No minimum **parking spaces** are required;
- (V) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1), for all permitted uses identified in Regulations 60.10.20.10(1) and 60.10.20.20 (1) as amended by (F), (G), and (H) above, **bicycle parking spaces** must be provided at a minimum rate of 0.25 **bicycle parking spaces** per 100 square metres of **interior floor area**, allocated as follows:
  - (i) 10 percent "short-term" **bicycle parking spaces**; and
  - (ii) 90 percent "long-term" **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1010-2022 Enacted ]

(21) Exception EL 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) On the portion of 888 Dupont Street shown as Part B on Diagram 2 of By-law 841-2022, if the requirements of By-law 841-2022, a **building** or **structure**, or a portion thereof, may be constructed, used or enlarged in compliance with Regulations (B) to (J) below:
- (B) For the purposes of this Exception, the **front lot line** is the **lot line** abutting Dupont Street;
- (C) For the purposes of this Exception, the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 121.49 metres and the elevation of highest point of the **building** or **structure**;
- (D) In addition to uses permitted in Clauses 60.10.20.10 and 60.10.20.20, the following uses are permitted:
  - (i) Uses that are ancillary to the residential uses on the lands shown as Part A on Diagram 2 of By-law 841-2022 such as parking garage, **loading spaces**, storage, stairs, mechanical and **vehicle driveway** and walkways to stairs and elevators;
- (E) Despite Regulation 60.10.40.10(1) and (2) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 7 of By-law 841-2022;
- (F) Despite Clause 60.10.40.10 and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 7 of By-law 841-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, **structures** that enclose, screen or cover the equipment, and **structures** listed above; architectural features, parapets, and elements and **structures** associated with a **green roof**, planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite Clause 60.10.40.70 the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 7 and Diagram 8 of By-law 841-2022;
- (H) Despite Clause 60.5.40.60 and (G) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:



- (i) architectural features, eaves, pilaster, decorative column, cornice, public art features, sill, belt course, chimney breast, canopies, and awnings, by a maximum of 3.0 metres;
- (ii) wind mitigation, noise mitigation and train derailment mitigation measures by a maximum of 4.0 metres;
- (I) Regulation 60.10.50.10(1) with respect to **soft landscaping** for a **street lot line**, and Regulation 60.10.80.1(1) with respect to parking rates for certain uses, do not apply;
- (J) Despite Regulations 60.10.90.40 (1) and (2), the **vehicle** access to a **loading space** on a **lot** may be from Dupont Street and the **loading space** located in a **building** may have its **vehicle** access from a **main wall** that faces Dupont Street.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 841-2022 ]

(26) **Exception EL 26**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) Despite the uses listed in Article 60.10.20, a **contractor's establishment**, a **plastic product manufacturing use** and a **concrete batching plant** are not permitted uses. [ By-law: 1468-2017 ]

**Prevailing By-laws and Prevailing Sections:**

- (A) **Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.**

(36) **Exception EL 36**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) On the lands municipally known as 1130 and 1136 Dupont St. in 1981, a **place of assembly** that is a union hall, a medical office that is used for dentists, and a **financial institution** that is a credit union are permitted if these uses were in existence on the lands on March 12, 1981. [TO: 438-86; 12 (1) 150]

Prevailing By-laws and Prevailing Sections: (None Apply)

(38) **Exception EL 38**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

- (A) On the lands municipally known as 54 Logan Ave., a fabricated metal product **manufacturing use** is permitted if:
  - (i) the use is located within a wholly enclosed **building**; and
  - (ii) the **gross floor area** of the use does not exceed a floor space index of 2.0; and [TO: 438-86; 12 (1) 155]
- (B) On the lands municipally known as 54 Logan Ave. in 1981, a **vehicle fuel station** is permitted, if the **gross floor area** of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 156]

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 130-2008.

(39) **Exception EL 39**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**



- (A) On the lands municipally known as 24 Carlaw Avenue in 1981, a fabricated metal product **manufacturing use** is permitted if:
- (i) the use is located within a wholly enclosed **building**; and
  - (ii) the **gross floor area** of the use does not exceed a floor space index of 2.0.; and [TO: 438-86; 12 (1) 155]

(B) On the lands municipally known as 24 Carlaw Avenue in 1981, a photographic plant is permitted if the **gross floor area** of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 161]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008.

(40) Exception EL 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 55 Logan Ave. in 1981, a security services and equipment business use is permitted, if the **gross floor area** of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 157]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008.

(41) Exception EL 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 20 Morse St. in 1981, a **retail service** and a **vehicle depot** are permitted if the **gross floor area** of these uses does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 158]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008.

(42) Exception EL 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 551 Eastern Ave. in 1981, a breakfast cereal food **manufacturing use** is permitted, if the **gross floor area** of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 162]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008.

(100) Exception EL 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 29 Florence St., the odd numbered addresses of 29R-51 Florence St., City of Toronto by-law 886-06; and



(B) On 77 Florence St., former City of Toronto by-law 97-0530.

(101) Exception EL 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 601 Indian Grove, former City of Toronto by-law 96-0227.

(114) Exception EL 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1234 Dupont St. in 1980, a **vehicle service shop** is permitted.  
[TO: 438-86; 12 (1) 134 (ix)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception EL 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 245 of former City of Toronto By-law 438-86.

(122) Exception EL 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1212 Dupont St. in 1980, a **vehicle washing establishment** is permitted. [TO: 438-86; 12 (1) 134 (i)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(123) Exception EL 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1286 Dupont St. in 1980, a **vehicle fuel station** is permitted. [TO: 438-86; 12 (1) 134 (ii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(124) Exception EL 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1292 Dupont St. in 1980, a **vehicle service shop** is permitted, if:

(i) the use operates within a wholly enclosed **building**; and

(ii) 25 **parking spaces** are provided on the **lot**. [TO: 438-86; 12 (1) 134 (iii)]



Prevailing By-laws and Prevailing Sections: (None Apply)

(125) Exception EL 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 201 Carlaw AVE and 66 Boston Avenue, City of Toronto by-law 705-2006; and

(B) On 1272 Dupont St., City of Toronto by-law 216-80.

(129) Exception EL 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.



## 900.22 EH - Zone

### 900.22.1 General

(1) EH Zone Exceptions

The regulations located in Article 900.22.10 apply only to the exceptions subject to the EH zone and identified with the corresponding exception number.

### 900.22.10 Exceptions for EH Zone

(1) Exception EH 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Building setbacks**, parking requirements, **landscaping** and **open storage** requirements do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2) Exception EH 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Building setbacks** and **open storage** requirements do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception EH 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from the **side lot line** abutting the unopened road allowance of Old Eglinton Ave. is 1.82 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(4) Exception EH 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A minimum 3.35 metre wide **landscaping** strip running along the **lot line** abutting LePage Ct. is required; and  
(B) The maximum height of a radio transmission tower is 216.4 metres above sea level.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(5) Exception EH 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)



Prevailing By-laws and Prevailing Sections:

- (A) Section 64.32(8), North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(6) Exception EH 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Storage and parking of motor **vehicles** awaiting repair is not permitted in the **front yard**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(7) Exception EH 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60. 30. 20, A **club** is permitted;
- (B) A minimum 2 metre wide **landscaping** strip is required along the **lot line** abutting Pemican Court excluding **driveways** to the **street**;
- (C) The maximum **gross floor area** for a **club** use must not exceed 1,788 square metres;
- (D) A minimum of 55 **parking spaces** is required;
- (E) Parallel **parking spaces** may be included in the minimum **parking space** requirement; and
- (F) The minimum width of a **drive aisle** is 6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(8) Exception EH 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(9) Exception EH 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The following regulations and clauses do not apply to a **transportation use**: 5.10.30.1, 60.30.30.20(1), and 60.30.40.70(3). [ By-law: 1115-2018 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.32(12), North York zoning by-law 7625.

(10) Exception EH 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) Despite Article 60.30.20, **open storage** of scrap metal is only permitted in metal bins located along the rear wall of the **building**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(11) Exception EH 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.**

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 607-2015 ]

(12) Exception EH 12

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** for office uses is the lesser of 0.5 times the **lot area** or 5,000 square metres.  
(B) The permitted maximum **gross floor area** for **retail stores** is the lesser of 0.25 times the **lot area** or 2,500 square metres.  
(C) A **retail store** is permitted under (B) if it sells the following new or used products: furniture, cabinetry, lighting or electrical supplies, plumbing supplies, building products, hardware supplies, home appliances, home electronics and/or other home improvements and construction related goods.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: OMB PL130592 Feb 3\_2016 ]

(13) Exception EH 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 60.30.20, **open storage** is permitted within the minimum **building setbacks** from the **side lot line** and **rear lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception EH 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.32(16), North York zoning by-law 7625.

(15) Exception EH 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Section 64.32(17), North York zoning by-law 7625.

(16) Exception EH 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 60.30.20, **open storage** is permitted within the minimum **building setback** from the **rear lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(17) Exception EH 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A 2.4 metre high decorative masonry wall running from the north-west wall of the **building** to the north-west **side lot line** at a distance of 18.28 metres from the **front lot line** is required for a **salvage yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(18) Exception EH 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 60.30.20 permitting a **salvage yard**, a **vehicle** wrecking yard is not permitted;
- (B) The number of **parking spaces** located in the **front yard** can not exceed 13 spaces;
- (C) The area of the **front yard** must be **landscaped** except for the 13 **parking spaces** and **driveways** leading directly from the **street**;
- (D) The area of the **lot** used for **open storage** and operations relating to a **salvage yard** must be enclosed by an opaque fence not less than 1.8 metres in height, except for the fence along the easterly **lot line**;
- (E) A 4.27 metre high steel clad fence must be provided along the full length of the **lot line** abutting Weston Rd.; and
- (F) No **open storage** or operations are permitted closer than:
  - (i) 9.0 metres from a **lot line** abutting Weston Rd.; and
  - (ii) 30.0 metres from a **lot line** abutting Fenmar Drive.

Prevailing By-laws and Prevailing Sections: (None Apply)

(19) Exception EH 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.32(22), North York zoning by-law 7625.

(20) Exception EH 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses listed in Article 60.30.20.10(1), a **funeral home** is a permitted use.



- (B) Despite regulation 60.20.50.10(1), a strip of **soft landscaping** is not required along the **lot line** abutting a **street**.
- (C) Despite regulation 60.20.80.20(1), two (2) **parking spaces** are permitted to be setback less than 0.5 metres from the **front lot line** abutting City View Drive and nine (9) of the **parking spaces** are permitted to be setback less than 0.5 metres from the **rear lot line**.

Prevailing By-laws and Prevailing Sections: [ By-law: 586-2016 ]

(21) Exception EH 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) All outdoor storage and operations must be located in the rear of the **building**; and
- (B) Fencing must not exceed 3.7 metres in height.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception EH 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60. 30. 20, medical and dentist offices, **open storage** of salvage materials in containers and the repair and maintenance of equipment are permitted; and [ By-law: 607-2015 ]
- (B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station**. [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(23) Exception EH 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60. 30. 20, the melting of ore and metals in a non-noxious manner is permitted; and [ By-law: 607-2015 ]
- (B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station**. [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(24) Exception EH 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite what is required in Article 60.30.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18 metres from the **lot line** abutting a **street**; and [ By-law: 607-2015 ]
- (B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;



Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception EH 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Open storage** must be restricted to the **rear yard**; and
- (B) The maximum height is restricted to the height of the principal **building**; and [ By-law: 607-2015 ]
- (C) Despite regulation 60.30.20.10(1) the following uses are not permitted:
  - Asphalt Plant;
  - Hazardous substance manufacturing, processing or warehousing;
  - Abattoir, Slaughterhouse or Rendering of Animals Factory; and
  - Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(26) Exception EH 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A minimum 15 metre wide strip of land along the length of the **lot line** abutting McNicoll Ave. must be used for **landscaping** and two **driveways** for **vehicle** access; and
- (B) **Driveways** for **vehicle** access must not exceed 9.5 metres in width; and [ By-law: 607-2015 ]
- (C) Despite regulation 60.30.20.10(1) the following uses are not permitted:
  - Asphalt Plant;
  - Hazardous substance manufacturing, processing or warehousing;
  - Abattoir, Slaughterhouse or Rendering of Animals Factory; and
  - Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(27) Exception EH 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite what is required in Article 60.30.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18 metres from the **lot line** abutting a **street**; and
- (B) Parking is not permitted within the front **building setback**; and [ By-law: 607-2015 ]
- (C) Despite regulation 60.30.20.10(1) the following uses are not permitted:
  - Asphalt Plant;
  - Hazardous substance manufacturing, processing or warehousing;
  - Abattoir, Slaughterhouse or Rendering of Animals Factory; and
  - Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) Exception EH 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



(A) The minimum **building setback** from the **lot line** abutting Malley Rd. is 0.5 metres; and [ By-law: 607-2015 ]

(B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(29) Exception EH 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.8 metres; and [ By-law: 607-2015 ]  
(B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(30) Exception EH 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The **basements** of all **buildings** must be a minimum of 1.8 metres above the invert of the West Branch of the Highland Creek; and [ By-law: 607-2015 ]  
(B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(31) Exception EH 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the centre line of the East Highland Creek is 30.0 metres; and [ By-law: 607-2015 ]  
(B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(32) Exception EH 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) The minimum **building setback** from the centre line of the East Highland Creek is 22.5 metres; and [ By-law: 607-2015 ]
- (B) Despite regulation 60.30.20.10(1) the following uses are not permitted:
  - Asphalt Plant;
  - Hazardous substance manufacturing, processing or warehousing;
  - Abattoir, Slaughterhouse or Rendering of Animals Factory; and
  - Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(34) Exception EH 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite what is required in Article 60.30.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18 metres from the **lot line** abutting a **street**; and
- (B) A minimum 12 metre wide strip of land running along the **lot line** abutting Melham Court must be used for **landscaping** and **vehicle** access; and  
[ By-law: 607-2015 ]
- (C) Despite regulation 60.30.20.10(1) the following uses are not permitted:
  - Asphalt Plant;
  - Hazardous substance manufacturing, processing or warehousing;
  - Abattoir, Slaughterhouse or Rendering of Animals Factory; and
  - Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(38) Exception EH 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite what is required in Article 60.30.90, loading facilities are permitted in the **front yard** if the loading facility is setback a minimum of 18 metres from the **lot line** abutting a **street**; and
- (B) Is not located adjacent to a **lot line** abutting Warden Ave., Ellesmere Rd. or Birchmount Rd.; and [ By-law: 607-2015 ]
- (C) Despite regulation 60.30.20.10(1) the following uses are not permitted:
  - Asphalt Plant;
  - Hazardous substance manufacturing, processing or warehousing;
  - Abattoir, Slaughterhouse or Rendering of Animals Factory; and
  - Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(40) Exception EH 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.30.20, chemical manufacturing, processing and warehousing uses carried on in connection with, or related to, chemical and pharmaceutical manufacturing, processing or warehousing is permitted; and
- (B) Despite what is required in Article 60.30.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18 metres from the **lot line** abutting a **street**; and [ By-law: 607-2015 ]
- (C) Despite regulation 60.30.20.10(1) the following uses are not permitted:
  - Asphalt Plant;
  - Hazardous substance manufacturing, processing or warehousing;



Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(41) Exception EH 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.30.20, a real estate office is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(42) Exception EH 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Regulations 60.30.30.20(1) and 60.30.40.70(3) do not apply to a **transportation use**: [ By-law: 1115-2018 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(350), former City of York zoning by-law 1-83.

(43) Exception EH 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum **building** height including all platforms and piping is 46 metres; and  
(B) The minimum required **building setback** from a **lot line** is 8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(44) Exception EH 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law. [TO: 438-86; 12(1) 135]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(45) Exception EH 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) **Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.**



## 900.24 EO - Zone

### 900.24.1 General

#### (1) EO Zone Exceptions

The regulations located in Article 900.24.10 apply only to the exceptions subject to the EO zone and identified with the corresponding exception number.

### 900.24.10 Exceptions for EO Zone

#### (1) Exception EO 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 42 and 46 Overlea Boulevard, if the requirements of By-law 1308-2015 are complied with, none of the provisions of 60.40.20.100(6), 60.40.40.70(2)(A)(ii) and 200.5.10.1, apply to prevent the erection or use of a **retail store** if the **retail store** complies with (B) to (E) below:
- (B) A **retail store** may have a single propane tank if it contains no more than 7,570 litres of propane;
- (C) The total **gross floor area** of the **retail store** must not exceed a maximum of 15,550 square metres;
- (D) The minimum west **side yard** setback of the **retail store** is 4.50 metres;
- (E) A **retail store** with a **gross floor area** up to 15,550 square metres must provide 623 **parking spaces**; and
- (F) A **building** or **structure** may be erected in accordance with (A) to (E) above, if all requirements of Schedule 'A' of By-law 1308-2015 are complied with.

Prevailing By-laws and Prevailing Sections: (None Apply)

- (A) Section 8.4.1(c), Section 8.4.1(d) and Section 8.4.1(e), former Borough of East York Town of Leaside By-law No. 1916. [ By-law: 1308-2015 Enacted ]

#### (2) Exception EO 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.40.20, a **vehicle dealership** is permitted; and
- (B) The minimum frontage for a **lot** used for a **vehicle dealership** is 22 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

#### (6) Exception EO 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.40.20, a funeral establishment is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

#### (7) Exception EO 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Any **building** or **structure** erected within 79.2 metres of the centre line of York Mills Rd. must be constructed in such a manner that:



- (i) the **building or structure** fronts on York Mills Rd.; and
- (ii) the **building or structure** have loading facilities located so that they are not visible from York Mills Rd. along any sight line that is perpendicular to York Mills Rd.;
- (B) The minimum **building setback** from a **lot line** that abuts York Mills Rd. is 33.5 metres, measured from the centreline of the original road allowance of York Mills Rd.;
- (C) The minimum **building setback** from the westerly **lot line** is 15 metres;
- (D) The minimum **building setback** from an Open Space zone is 1.5 metres; and
- (E) All parts of an underground **structure** must be set back from a **lot line** a distance equal to the depth of the **structure** below grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

(8) Exception EO 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) On the lands shown as (H)EO on Diagram 2 to By-law 1281-2018, if the applicable requirements in Section 9 and Schedules A, B and C of By-law 1281-2018 are complied with, none of the provisions of 5.10.40.70(1) through (4), 60.5.40.10, 60.5.40.60(1), 60.5.40.70, or 60.40.1.10 apply to prevent the erection or use of land, **buildings or structures** on the lands if in compliance with Regulations (B) to (TT) below;
- (B) Despite Regulation 800.50.825, **street** means an existing or future street identified on Diagram 7 of By-law 1281-2018;
- (C) In addition to uses permitted in Regulation 60.40.20.10(1)(A) and 60.40.20.10(1)(B), the following additional uses are permitted in an EO District on the lands:
  - (i) **Amusement Arcade**
  - (ii) An **Eating Establishment, Retail Store or Take-out Eating Establishment** all of which may include food or beverage **manufacturing**
  - (iii) **Cabaret**
  - (iv) **District Heating and Cooling Plant**
  - (v) **Entertainment Place of Assembly**
  - (vi) **Nightclub**
  - (vii) Ornamental Structure
  - (viii) **Pet Services**
  - (ix) **Post-Secondary School**;
- (D) Regulation 60.40.20.100(5) does not apply;
- (E) Regulation 60.40.20.100(6) does not apply;
- (F) Regulation 60.40.20.100(7) does not apply;
- (G) Regulations 60.40.20.100(14)(B), 60.40.20.100(14)(C), and 60.40.20.100(F) do not apply;
- (H) Despite Regulations 60.40.20.20(1)(A) and (B), a **district heating and cooling plant** is permitted if it is in combination with another permitted use on the lands and complies with all Municipal, Provincial and Federal by-laws, statutes and Regulations;
- (I) Other uses combined with **eating establishments** are not subject to the interior floor area restrictions set out in Regulation 150.100.20.1;
- (J) **Vehicle service shops** are not subject to the conditions set out in Regulation 150.94;
- (K) In addition to uses permitted in Regulation 60.40.20.20(1)(B), the following additional uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Regulation 60.40.20.100 and the Conditions identified at (M) below:
  - (i) **Day Nursery**
  - (ii) Outdoor Sales or Display
  - (iii) **Vehicle Service Shop**



- (iv) **Vehicle Washing Establishment;**
- (L) In addition to the Conditions at Regulation 60.40.20.100, the following additional conditions apply:
- (i) A **day nursery** in the EO and (H)EO zone is permitted provided it is located on the first **storey** of a **building**;
  - (ii) Outdoor sale or display of goods or commodities in the EO and (H)EO zone:
    - (a) may not be located in areas required by this By-law for parking, loading, **driveways** or **landscaping**; and
    - (b) there may be no storage or warehousing of goods in a **vehicle**;
  - (iii) A **Vehicle Service Shop** in the EO and (H)EO zone must:
    - (a) be wholly below **grade**; or
    - (b) not located within 5 metres of an exterior **building** wall, exclusive of accesses;
  - (iv) A **Vehicle Washing Establishment** in the EO and (H)EO zone must:
    - (a) be below ground in a **parking garage**; and
    - (b) comply with the specific use Regulations in Section 150.96;
- (M) In the EO and (H)EO zone, if a **vehicle washing establishment** is located inside a **building** and below ground, the provisions of Regulations 150.96.20.1(2) and (3) do not apply;
- (N) Despite Regulation 60.40.20.10(1)(A), the following uses are not permitted in an EO zone on the lands:
- (i) Cold Storage
  - (ii) Dry Cleaning or Laundry Plant;
- (O) Despite Regulation 60.40.20.20, the following uses are not permitted in an EO zone on the lands:
- (i) **Drive Through Facility**
  - (ii) Food **Manufacturing Use**
  - (iii) Furniture **Manufacturing Use**
  - (iv) Medical Equipment and Supplies **Manufacturing Use**
  - (v) Metal Products **Manufacturing Use**
  - (vi) **Open Storage**
  - (vii) Pharmaceutical and Medicine **Manufacturing Use**
  - (viii) **Place of Worship**
  - (ix) Plastic Product **Manufacturing Use**
  - (x) Transportation Product and Vehicle **Manufacturing Use**;
- (P) Uses listed in Regulation 60.40.20.10(1) and 60.40.20.20(1) that are not listed in (N) and (O) above are permitted in an EO zone on the lands, if they comply with the specific conditions associated with the reference number(s) for each use in Regulation 60.40.20.100 and the relevant specific use requirements of Section 150;
- (Q) The following uses are permitted in an (H)EO zone, until such time as an (H) holding symbol is lifted from any of the (H)EO zoned lands:
- (i) **Artist Studio**
  - (ii) Beverage **Manufacturing use**, provided that no individual beverage **manufacturing use** may exceed 2,500 square metres of **gross floor area**
  - (iii) Bus station
  - (iv) Cartage, express or truck transport yard or terminal for one or more highway transportation companies or organizations
  - (v) Club
  - (vi) Community health centre
  - (vii) **Contractor's Establishment**
  - (viii) **Custom Workshop**



- (ix) **Day Nursery**
- (x) **Eating Establishment**
- (xi) Flood protection **structures** and facilities
- (xii) **Financial Institution**
- (xiii) **Industrial Sales and Service Use**
- (xiv) Industrial catering service
- (xv) **Laboratory**
- (xvi) **Manufacturing Use**
- (xvii) **Market Garden**
- (xviii) Medical Office
- (xix) **Open Storage**
- (xx) Ornamental **structure**
- (xxi) **Park**
- (xxii) **Parking Garage**
- (xxiii) **Performing Arts Studio**
- (xxiv) **Personal Service Shop**
- (xxv) Post office
- (xxvi) **Public Parking**
- (xxvii) Public transit
- (xxviii) **Public Works Yard**
- (xxix) Pumping station
- (xxx) **Printing Establishment**
- (xxxi) **Production Studio**
- (xxxii) Railway, including service and repair yards
- (xxxiii) Railway station
- (xxxiv) Railway tracks
- (xxxv) **Retail Service**
- (xxxvi) **Retail Store**
- (xxxvii) **Shipping Terminal**
- (xxxviii) **Software Development and Processing**
- (xxxix) **Stable**
  - (xl) **Take-out Eating Establishment**
  - (xli) **Temporary sale/rental centre**
  - (xlii) Trade school
  - (xlili) **Vehicle Repair Shop**
  - (xliv) **Vehicle Service Shop**
  - (xlv) **Vehicle Washing Establishment**
  - (xlvi) **Veterinary Hospital**
  - (xlvii) **Warehouse**
  - (xlviii) **Wholesaling Use;**

(R) Following the removal of any (H) holding symbol from any portion of the (H)EO zoned lands, the following uses are prohibited in an (H)EO zoned lands:

- (i) The uses listed in (N) and (O) above
- (ii) Apparel and Textile **Manufacturing Use**
- (iii) Cartage, express or truck transport yard or terminal for one or more highway transportation companies or organizations
- (iv) Clay Product **Manufacturing Use**



- (v) Computer, Communications, Electronics, or Optical Media **Manufacturing Use**
  - (vi) **Contractor's Establishment**
  - (vii) **Public Works Yard**
  - (viii) Pumping station
  - (ix) **Shipping Terminal**
  - (x) **Stable**;
- (S) Despite any other provision of this Exception, the uses permitted in (C)-(L) above are permitted, and the uses prohibited in (N), (O) and (R) above are not permitted, in the **building or structure** generally illustrated by the outline on Diagram 2 attached to By-law 1281-2018, labeled as Former Building 36, as well as any additions and expansions to thereto, both prior to and following the removal of the (H) holding symbol from the EO(H) zone (as though there was no (H) holding symbol on Former Building 36);
- (T) The maximum non-residential **gross floor area** permitted in each quadrant identified on Diagram 5 attached to By-law 1281-2018 is as follows:
- (i) Quadrant 1: 314,400 square metres
  - (ii) Quadrant 2: 342,600 square metres
  - (iii) Quadrant 3: 92,600 square metres
  - (iv) Quadrant 4: 176,400 square metres;
- (U) Subject to (T) above, the maximum non-residential **gross floor area** for each quadrant identified on Diagram 5 attached to By-law 1281-2018 that may be occupied by the following: **Cabarets, Clubs, Eating Establishments, Entertainment Places of Assembly, Financial Institutions, Industrial Sales and Service Uses, Medical Office, Massage Therapy, Nightclubs, Outdoor Sales or Display, Personal Service Shops, Pet Services, Places of Assembly, Recreation Uses, Retail Services, Retail Stores, Self-storage Warehouse, Service Shops, Take-out Eating Establishments and Wellness Centres**, is as follows:
- (i) Quadrant 1: 40,700 square metres
  - (ii) Quadrant 2: 72,500 square metres
  - (iii) Quadrant 3: 22,400 square metres
  - (iv) Quadrant 4: 49,600 square metres;
- (V) For the purposes of this exception, **Street-related retail and service uses** means one or more of: **art gallery, artist studio, eating establishments, financial institutions, personal service shops, pet services, retail stores, and take-out eating establishments**;
- (W) No **building or structure** subject to an Animation Zone frontage(s) as shown on Diagram 8 may be erected or used on a **lot** unless a minimum of 80 percent of the cumulative length of the exterior **main walls** of the **building or structure** at the first **storey** above ground along the "Animation Zone" frontage(s) is occupied by one or more of the following uses: **art galleries, artist studios, community centres, day nurseries, libraries, markets, museums, performing arts studios, publicly accessible and programmable office and other lobbies, publicly accessible post-secondary schools, recreation uses, and street-related retail and service uses**:
- (i) For each **building or structure**, a minimum of 10 percent of each 80 percent provided in accordance with (W) above will comprise **street-related retail and service uses** units that are subject to the following requirements:
    - (a) each **street-related retail and service uses** unit will be limited to a maximum of 250 square metres of **interior gross floor area**, and
    - (b) the length of each **street-related retail and service uses** unit will be limited to a maximum of 7 metres;
  - (ii) the principal public entrance to each shop or use is located in the exterior wall of the **building** which is directly accessible by pedestrians along a route not more than 5 metres from:
    - (a) the **frontage** of the lot on which the shop or use is located; or
    - (b) a **building** setback line from a **street** on which the shop or use has frontage, provided the line is established by this Exception; and



- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance;
- (X) Despite Regulation 60.40.40.10:
- (i) For the purposes of this exception, **grade** means the Canadian Geodetic Datum elevation of 78.6 metres;
  - (ii) The maximum **building height** above **grade** for the areas shown on Diagrams 6, 6A and 6B collectively attached to By-law 1281-2018, is as indicated on Table 1 of By-law 1281-2018;
  - (iii) For the purposes of this exception, **storey** means the portion of a **building** that is between the top of a floor and the top of the floor next above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it. The following will not be considered a **storey**: a mezzanine floor level which is located above the first floor level above-ground, not exceeding 30 percent of the **interior floor area** of the first floor level above-ground, and limited in use to accessory uses such as storage, mechanical, electrical, and other areas dedicated to the functional operation of the **building**;
  - (iv) The required minimum height of the first **storey** above ground in any principal **building** is 5.0 metres, measured between the top of the floor of the first **storey** and the underside of the ceiling of the first **storey**;
  - (v) Despite (X)(ii) above, the following **structures**/items may exceed the height limits as described:
    - (a) **structures** on any roof used for outdoor amenity space or open air recreation, maintenance, safety, wind or **green roof** purposes to a maximum vertical projection of 2.0 metres above the height **limits**;
    - (b) elevator overruns and related enclosures, including stair towers, to a maximum of 5.0 metres above height **limits**;
    - (c) parapets up to 2.0 metres above **height limits**;
    - (d) terraces and patios, including associated railings, and architectural and landscape features up to 2.0 metres above **height limits**;
    - (e) chimneys, vents, stacks, or other heating, cooling, or ventilation equipment or window-washing equipment on the roof of the **building**, or a fence, wall, or **structure** enclosing such elements, up to 5.0 metres above **height limits**, provided such are set back a minimum of 10 metres from the **lot line**;
- (Y) **Buildings** or **structures** above ground are to be set back a minimum of 20.0 metres from the UT zone overlaying the Metrolinx rail corridor immediately north of the lands subject to this exception, except for:
- (i) **buildings** or **structures** used for transportation uses, which may include **Personal Service Shops, Service Retail, Retail Stores, Take-out Eating Establishments**, and accessory uses;
  - (ii) district energy uses; and
  - (iii) **district heating and cooling plant**;
- (Z) All **buildings** or **structures** above ground must be set back a minimum of 5.0 metres from any OR and/or (H) OR zone;
- (AA) Notwithstanding (Z) above, the **building/ structure** generally illustrated by the outline on Diagram 2, labeled as Building 36, as well as any additions and expansions thereto, may have a 2 metre setback from the OR or (H)OR zone provided that either the (H) has been lifted from the relevant EO lands or the Toronto and Region Conservation has issued a permit under Ontario Regulation 166/06 or its successor respecting said **building/ structure**, and any additions and expansions thereto;
- (BB) **Buildings** or **structures** in an EO zone must be set back above ground from the **street lines** for those streets identified on Diagram 7 By-law 1281-2018 as indicated on Table 2 of By-law 1281-2018;
- (CC) For the purposes of this exception, 'tower' means the portions of a **building** which collectively enclose the entirety of a **storey** higher than 36.0 metres above **grade**;
- (DD) Above a height of 36 metres, a minimum separation distance of 25 metres must be provided between the **main walls** of any tower and another tower on the lands, as measured from exterior **main walls**;
- (EE) The maximum number of towers in each Quadrant as identified on Diagram 5 is:



- (i) Quadrant 1: 3
  - (ii) Quadrant 2: 5
  - (iii) Quadrant 3: 2
  - (iv) Quadrant 4: 3;
- (FF) No minimum setback requirements apply to the portions of **buildings** or **structures** below ground;
- (GG) Notwithstanding (BB) and (DD) above, elements of a **building** may encroach into a required **building setback** as follows:
- (i) structural elements related to the Broadview Avenue underpass beneath the railway station;
  - (ii) cornices, sills, eaves, window washing equipment, railings, balustrades awnings, piers and sun-shades, to a maximum horizontal projection of 0.5 metres into any required setback;
  - (iii) chimneys, vents and stacks, provided such are set back a minimum of 10 metres from the **lot line**;
  - (iv) terraces, and patios, including associated railings, and architectural and landscape features;
  - (v) balconies to a maximum horizontal projection of 2.0 metres; and
  - (vi) canopies including supporting **structures**, covered walkways, privacy screens, planters, awnings, fences, lighting, bollards, safety railings, trellises, guards, guardrails, retaining walls, wheel chair ramps, **bicycle parking** facilities, ornamental or architectural features, landscape features, doors and door swings, facilities accessory to a **day nursery**, and art installations;
- (HH) **Parking spaces** for uses on lands zoned (H)EO will be provided in accordance with Chapter 200;
- (II) Despite Regulation 60.5.80.10, required **parking spaces** and **loading spaces** for uses on lands zoned by this exception may be provided anywhere on the lands subject to this exception;
- (JJ) Despite Chapter 200.5.10.1 and Chapter 200.10.1, off- **street** motor vehicle **parking spaces** must be provided for every **building** or **structure** erected or enlarged on the lands subject to this exception, in accordance with the following:
- (i) **Parking spaces** must be provided as follows:
    - (a) the minimum number of required **parking spaces** is 0.3 spaces per 100 square metres of **gross floor area**; and
    - (b) the maximum number of **parking spaces** permitted to be located in each quadrant of the lands as illustrated on Diagram 5 is as follows: Quadrant 1: 1570; Quadrant 2: 1885; Quadrant 3: 370; and Quadrant 4: 535;
  - (ii) Despite Regulation 60.5.80.10, required **parking spaces** to support development must be located in a **parking garage**;
  - (iii) A **parking garage** is permitted only below-ground, exclusive of accesses;
  - (iv) Despite (JJ)(ii) above, a **parking garage** may be located in an above-ground **building** or portion thereof provided that:
    - (a) the use, exclusive of accesses, is not located within 10 metres of an exterior wall facing a **street**; and
    - (b) the portion of the **building** between the exterior wall facing the **street** and the area used for parking is solely occupied by other uses permitted by this Exception, exclusive of accesses;
- (KK) Despite Regulation 60.5.100.1(1), any **driveway** is restricted to a maximum width of 7.5 metres for a minimum depth of 3.0 metres measured from the **street line**;
- (LL) Despite (KK) above, a maximum of two **driveways** on the lands subject to this exception may have a maximum width of 11 metres for a minimum depth of 3.0 metres measured from a **lot line** abutting a **street**;
- (MM) Despite Chapter 200.15, the following requirements apply to accessible **parking spaces**:
- (i) For the purposes of this clause, "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;
  - (ii) 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;
- (iii) The minimum dimensions of an accessible **parking space** that is adjacent and parallel to a **drive aisle** from which **vehicle** access is provided is:
  - (a) length of 7.1 metres
  - (b) width of 2.6 metres; and
  - (c) vertical clearance of 2.1 metres;
- (iv) 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 and Diagram 2 of By-law 579-2017;
- (v) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
  - (a) entrance to a **building**;
  - (b) passenger elevator that provides access to the first **storey** of the **building**; and
  - (c) shortest route from the required entrances in (a) and (b);
- (vi) Clearly identified off street accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, if the total **parking space** requirement is 5 or more, in compliance with the following:
  - (a) if the number of required **parking spaces** is 5 to 24, a minimum of 1 **parking space** must comply with the minimum dimensions for an accessible **parking space**;
  - (b) if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must comply with the minimum dimensions for an accessible **parking space**; and
  - (c) if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with the minimum dimensions for an accessible **parking space**;
- (NN) Despite Chapter 230.5.10, **bicycle parking spaces** must be provided for all uses on the lands at the Office Bicycle Parking Space Rates, as in Table 230.5.10.1(1);
- (OO) Access to long-term **bicycle parking spaces** located anywhere but on the first **storey** must be provided through a dedicated ramp and/or a dedicated elevator;
- (PP) Despite Regulation 220.5.1.10(1), calculation of required **loading spaces** will be undertaken separately for each quadrant of the lands shown on Diagram 5 of By-law 1281-2018;
- (QQ) Areas for required **loading spaces** may be connected below-ground through the lands subject to this exception;
- (RR) Despite Chapter 220.5.10, **loading spaces** on the lands will be provided at the office **loading space** requirements rates;
- (SS) Nothing in this exception or By-law 569-2013 applies to prevent the use of the lands, or the erection or use of a **building**, **structure**, or portion thereof on the lands subject to this exception for any of the following:
  - (i) **transportation uses**;
  - (ii) **structures** used in connection with any of the uses listed under 90.30.20.10 or 90.30.20.20 constructed or operated by, or on behalf of the City of Toronto; and
  - (iii) flood protection **structures** and facilities;
- (TT) The floor area of any **building** or **structure** devoted exclusively to any of the purposes in (SS) above are excluded from any calculations of **gross floor area** and required **parking spaces** for the lands required elsewhere by this exception or By-law 569-2013;

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto By-law 438-86 Section 12(2)270, only as applicable to (Q) and (R) above. [ By-law: 1281-2018 ]



(9) Exception EO 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 shown as Blocks 1A, 1B, and 2B on Diagram 5 of By-law 1214-2019(LPAT), may be used, and **buildings** and **structures** may be erected and used, in compliance (B) through (EE), 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 1B, as shown on Diagram 2 of By-law 1214-2019(LPAT), the only use and construction that may occur on the Block must be in accordance with Section 15 of By-law 1214-2019(LPAT);
- (B) in addition to those uses permitted in Clauses 60.40.20.10 and 60.40.20.20, car-sharing, bike-sharing, **day nurseries** and fitness clubs are also permitted; and
- (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, and bicycles are made available for short term rental, including hourly rental; and
  - (iv) A 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 60.40.20.20 to the contrary and (B) above, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.40.20.100 as referred to below:
  - (i) **Eating Establishment** (16, 20, 28);
  - (ii) **Public Parking** (8, 9);
  - (iii) **Retail Service**;
  - (iv) **Retail Store** (23, 28);
  - (v) **Personal Service Shop**; and
  - (vi) **Take-Out Eating Establishment** (20, 28);
- (E) despite regulation 60.40.20.20(1)(B):
  - (i) Conditions 60.40.20.100(14)(B), (C) and (E) do not apply to an **outdoor patio**; and
  - (ii) On Block 1B, as shown on Diagram 5 of By-law 1214-2019(LPAT), despite condition 60.40.20.100(14)(A), **outdoor patios** must be associated with a permitted use or must be an outdoor patron area that is a permitted non-residential use;
- (F) where the whole of a **building** is occupied by a single **retail store** or **eating establishment**, the **interior floor area** must not exceed 1,000 square metres;
- (G) a portion of a **building** on Blocks 1A and 1B, as shown on Diagram 5 of By-law 1214-2019(LPAT) may be used for parking, bicycle parking, loading, service access and/or mechanical equipment that serve the users of Blocks 4, 6A, 6B and 7;
- (H) a portion of a **building** on Block 2B, as shown on Diagram 5 of By-law 1214-2019(LPAT) may be used for parking, bicycle parking, loading, service, access and/or mechanical equipment that serve the users of Blocks 2A and 5;
- (I) for the purpose of this Exception a bicycle is not a **vehicle**;
- (J) the permitted maximum **gross floor area** on Blocks 1A, 1B and 2B, as shown on Diagram 5 of By-law 1214-2019(LPAT) is:
  - (i) 25,500.0 square metres on Blocks 1A and 1B; and



- (ii) 41,945.0 square metres on Block 2B if the total gross floor area of non-residential uses on Blocks 2A and 2B is not more than 42,250 square metres;
- (K) no **building** may be erected or used on Blocks 1A, 1B and 2B, as shown on Diagram 12 of By-law 1214-2019(LPAT), and identified as Street Related Active Uses unless a minimum of 70 percent of the length of the portion of the **main wall** facing the Street Related Active Uses frontage at the first **storey** above-ground is occupied by residential lobbies, amenity space and/or permitted non-residential uses, excluding areas used for **ancillary** uses such as parking, loading or service areas, bicycle parking, storage rooms, washrooms, electrical, utility and mechanical rooms, garbage rooms, exit stairwells and other similar uses;
- (L) **vehicle** access from Blocks 1A, 1B and 2B to the Future Private Street, as shown on Diagram 12 of By-law 1214-2019(LPAT), is not permitted along the frontage of the Block subject to Street Related Active Uses;
- (M) despite regulation 60.5.40.10(1), and Clause 60.40.40.10 the permitted maximum height of a **building** or **structure** in metres, as measured from the average elevation of the ground to the highest point of a **building** or **structure**, is the numerical value shown on Diagrams 6 and 7 of By-law 1214-2019(LPAT) following the HT symbol;
- (N) for the purpose of this Exception, the phrase "average elevation of the ground" and the term **established grade** for Blocks 1A, 1B and 2 within the EO zone, as shown on Diagrams 2 and 5 of By-law 1214-2019(LPAT) is:
  - (i) 130.47 metres for Block 1A and Block 1B; and
  - (ii) 132.96 metres for Block 2B;
- (O) despite regulations 60.5.40.10(4)(5) and (6), and in addition to the **structures** permitted by regulation 60.5.40.10(3), the following elements of a **building** may exceed the permitted maximum **building** height as follows:
  - (i) 0.9 metres for skylights, green roof elements and roof access hatch;
  - (ii) 1.5 metres for architectural features, 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; and
  - (vi) The elements listed in Regulation (Q) below;
- (P) despite Clause 60.40.40.70, the required minimum **building setbacks** for the portion of a **building** or **structure** above-ground are shown on Diagrams 6 and 7 of By-law 1214-2019(LPAT) and for clarity 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 60.5.40.60, the following elements of a **building** may encroach within a required **building setback**:
  - (i) 0.9 metres for architectural features such as cornices, piers, eaves, roof overhangs, mouldings, sills, scuppers, rain water leaders, window washing equipment, and lighting fixtures;
  - (ii) 1.5 metres for balconies and guard rails;
  - (iii) 2.0 metres for canopies, 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, ramps, garage ramps and associated **structures**;
  - (vi) Wind screens; wind and mitigation **structures**; canopies, awnings and/or other similar shade devices and their associated structural elements are permitted in connection with a **day nursery** or similar use; and
  - (vii) The elements listed in (O) above;



- (R) despite Chapter 200, **parking spaces** must be provided in accordance with Section 12 of By-law 1214-2019(LPAT); and
- (S) **parking spaces** for car-sharing must be provided on Blocks 1 and 2B, as shown on Diagram 5 of By-law 1214-2019(LPAT) as follows:
  - (i) 3 **parking spaces** on Block 1; and
  - (ii) 2 **parking spaces** which may be located on either or both of Blocks 2A and 2B;
- (T) for each car-sharing **parking space** provided in excess of the required minimum in (S) 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:  $4 \times (\text{the total number of dwelling units on a Block divided by } 60)$ , rounded down to the nearest whole number;
- (U) despite regulation 60.5.80.1(2), required **parking spaces** may be provided on a non-exclusive basis and may be provided in a **public parking** facility;
- (V) despite regulation 60.5.80.10(3) and any provision of Section 12 of By-law 1214-2019(LPAT) to the contrary:
  - (i) **Parking spaces** required for Blocks 1A and 1B may be provided on any or all of Blocks 1A, 1B, 4 and 7, as shown on Diagram 5 of By-law 1214-2019(LPAT); and
  - (ii) **Parking spaces** required for Block 2A may be provided on any or all of Blocks 2A, 2B, 5 and 5A, as shown on Diagram 5 of By-law 1214-2019(LPAT);
- (W) a **parking garage** must be located entirely below-ground, excluding **driveway** access ramps and stairs;
- (X) despite Chapter 220, **loading spaces** must be provided in accordance with Section 13 of By-law 1214-2019(LPAT), with the exception that:
  - (i) For Blocks 1A and 1B:
    - (a) the calculation of required **loading spaces** is based on the total **gross floor area** on Blocks 1A and 1B;
    - (b) required **loading spaces** may be shared between the uses on Blocks 1A and 1B; and
    - (c) required **loading spaces** may be located on any of Blocks 1A, 1B, 4 and 7; and
  - (ii) For Block 2B, required **loading spaces** may be located on any or all of Blocks 2A, 2B and 5;
- (Y) Clause 60.40.90.40 does not apply with respect to access to a **loading space**;
- (Z) despite Chapter 230, **bicycle parking spaces** must be provided in accordance with Section 14 of By-law 1214-2019(LPAT);
- (AA) Clause 60.40.30.20 does not apply with respect to **lot frontage**;
- (BB) regulation 60.40.50.10(1), does not apply with respect to the provision of **landscaping**;
- (CC) 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;
- (DD) despite regulation 5.10.30.1(1), no **building** or **structure** may be erected or used on the lands unless:
  - (i) The lands abuts 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
- (EE) 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) ]

(10) Exception EO 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 permitted maximum **gross floor area** for the **self-storage warehouse** is 14,500.00 square metres;
- (B) Despite Regulation 60.40.40.10 (1) the permitted maximum **building** height for a self-storage warehouse is 25 metres;
- (C) Despite Regulation 60.40.40.70(2)(A), the required minimum **building setback** from the south **side lot line** is 3.6 metres for a self-storage warehouse;
- (D) Despite Clause 200.5.10.1, the permitted maximum number of surface **parking spaces** is 356, of which a minimum of 78 **parking spaces** are required for a **self-storage warehouse**; and
- (E) Despite Clause 220.5.10.1, no **loading space** is required for a **self-storage warehouse**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1521-2019 ]

(11) Exception EO 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.34(9) of North York zoning by-law 7625.

(12) Exception EO 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to uses permitted in Clause 60.40.20.10, the following additional uses are permitted, subject to compliance with (C) below, as applicable:
  - (i) **outdoor sales or display**;
  - (ii) **sports place of assembly**;
  - (iii) **amusement arcade**;
  - (iv) **cabaret**;
  - (v) **entertainment place of assembly**;
  - (vi) **nightclub**;
  - (vii) recreational boating use, including, but not limited to: a boating club, school, rentals, launchings and storage;
  - (viii) public wharves;
- (B) Despite the uses listed in Clause 60.40.20.10 and 60.40.20.20, the following uses are not permitted:
  - (i) **animal shelter**;
  - (ii) apparel and textile **manufacturing use**;
  - (iii) beverage **manufacturing use**;
  - (iv) clay product **manufacturing use**;
  - (v) computer, communications, electronics or optical media **manufacturing use**;
  - (vi) **contractor's establishment**;
  - (vii) **drive-through facility**;
  - (viii) food **manufacturing use**;
  - (ix) **financial institution**;
  - (x) **hotel**;
  - (xi) **laboratory**;
  - (xii) medical office;
  - (xiii) medical products **manufacturing use**;
  - (xiv) **municipal shelter**;



- (xv) **open storage**;
  - (xvi) pharmaceutical and medicine **manufacturing use**;
  - (xvii) plastic products **manufacturing use**;
  - (xviii) **place of worship**;
  - (xix) **public parking**;
  - (xx) **self-storage warehouse**;
  - (xxi) **service shop**;
  - (xxii) **software development and processing**;
  - (xxiii) transportation product and vehicle **manufacturing use**;
  - (xxiv) **transportation use**;
  - (xxv) **vehicle fuel station**;
  - (xxvi) **veterinary hospital**;
  - (xxvii) **warehouse**; and
  - (xxviii) **wholesaling use**;
- (C) Despite Clause 60.40.20.20 a **cabaret, club, eating establishment, entertainment place of assembly, nightclub, recreation use and take-out eating establishment** are permitted if they do not exceed 400 square metres of **interior floor area** of a **building**;
- (D) Despite Regulation 60.40.20.100 (3), a **Manufacturing Use** is permitted if it does not exceed 1,500 square metres of **interior floor area** of a **building**;
- (E) Despite Regulations 60.40.20.100 (11) and 60.40.20.100 (19), a **Place of Assembly** is permitted if it does not exceed 400 square metres of **interior floor area** of a **building**;
- (F) Despite Clause 60.40.40.70, the required minimum **building setback** from a **lot line** that abuts 8 Unwin Avenue is 7.5 metres;
- (G) In addition to Table 230.5.10.1(1), a **Manufacturing Use, Artist Studio, Bindery, Carpenter's Shop, Custom Workshop, Printing Establishment, Production Studio, Service Shop, Place of Assembly, Sporting Place of Assembly, Entertainment Place of Assembly, Club, Performing Arts Studio, Amusement Arcade, Nightclub, Cabaret, and Recreation Use** must provide 0.25 **bicycle parking spaces** per 100 square metres of **interior floor area**, allocated as follows:
- (i) 10 percent short-term **bicycle parking spaces**; and
  - (ii) 90 percent long-term **bicycle parking spaces**;
- (H) A surface **parking space** may:
- (i) not be located in a **front yard**;
  - (ii) not be located in a **side yard** abutting a **street**;
  - (iii) be located in a **side yard** not abutting a **street**, if the **parking space** is set back a minimum of 5.0 metres from a **front lot line**; and
  - (iv) be located in a **rear yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1304-2019 Under Appeal ]

(13) Exception EO 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A minimum of 66 **parking spaces** are required and 10 of the spaces must be located within nine metres of the **front lot line**; and
- (B) One **loading space** is required.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception EO 14



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Article 60.40.20, a **vehicle washing establishment** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception EO 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) On 1440 Don Mills Road, a **post-secondary school** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1276-2022(OLT) ]

(17) Exception EO 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 2550 Victoria Park Avenue and 2, 4, 6 Lansing Square, if the requirements of By-law 1006-2022 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below;

(B) In addition to the permitted uses in Clauses 60.40.20.10 and 60.40.20.20, the following additional uses with conditions are permitted:

(i) **day nursery, recreation use**, and entertainment facilities, provided:

(a) the permitted use is on floors one, two, or three in a **building or structure**;

(ii) **eating establishments, take-out eating establishments**, recreation and entertainment facilities, **retail stores** and **retail services**, provided:

(a) the permitted use is located in a **building or structure** that includes at least one of the uses listed in Regulations 60.40.20.10(1) and 60.40.20.20(1);

(b) a **recreation use** is permitted even though the **building or structure** may not front onto a major street;

(c) the total **interior floor area** of each **eating establishment** and **take-out eating establishment** may not exceed 500 square metres;

(d) the **interior floor area** of each **retail service, retail store**, and **personal service shop** will not exceed 500 square metres;

(iii) the permitted maximum area of an **outdoor patio** is the lesser of 50 square metres or 50 percent of the **interior floor area** of the **premises** it is associated with;

(iv) a **retail store** is not required to be associated with a permitted **manufacturing use**;

(C) Despite Clauses 60.40.20.10 and 60.40.20.20, and (B) above, the following uses are not permitted: fire hall, police station, **art gallery, club, community centre, education use, library, municipal shelter, museum, performing arts studio, drive through facility, hotel, place of worship, and vehicle fuel station**;

(D) Despite Regulation 60.40.1.10(3), the maximum **gross floor area** of **buildings or structures** will not exceed 31,260 square metres and the minimum **gross floor area** of **buildings or structures** will be 11,644 square metres, provided:

(i) a minimum of 10,480 square metres will be any combination of: office, medical office, or **Software Development and Processing**;

(E) Despite Regulations 60.5.40.10.(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 175.15 metres and the elevation of the highest point of the **building or structure**;



- (F) Despite Regulation 60.40.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" on Diagram 7 to By-law 1006-2022; and
- (G) Despite Regulation 60.5.40.10(3) to (6) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 7.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 7.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 0.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 7.0 metres;
  - (v) planters, **landscaping** features, guard rails, by a maximum of 3.0 metres;
  - (vi) unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5.0 metres; and
  - (vii) public art features and exoskeleton **structures**;
- (H) Despite Clauses 60.5.40.70 and 60.40.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law 1006-2022;
- (I) Despite Regulations 5.10.40.70(1), 60.5.40.70(1), 60.40.40.70(1), (2) and (3), no portion of a **building** or **structure** erected or used above-ground may be located otherwise than wholly within a **building** envelope delineated by the heavy lines specified on Diagram 7 of By-law 1006-2022;
- (J) Despite Regulations 60.5.40.60, and subsections (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances, and be located outside a **building** envelope delineated by the heavy on Diagram 7 of By-law 1006-2022 as follows
- (i) canopies and awnings, to a maximum of 4.5 metres;
  - (ii) exterior stairs, access ramps and elevating devices, to a maximum of 6.0 metres;
  - (iii) cladding added to the exterior surface of the **main wall** of a **building**, to a maximum of 0.5 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum of 1.0 metres;
  - (v) eaves, to a maximum of 0.5 metres;
  - (vi) pergolas, patios, guardrails, balustrades, railings, decorative/ acoustic doors and screens and light fixtures, to a maximum of 3.0 metres;
  - (vii) trellises and planters, to a maximum of 5.0 metres;
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, safety and wind protection/mitigation features, damper equipment to reduce **building** movement, and elements required for the functional operation of a **building**, to a maximum of 1.0 metres;
  - (ix) site servicing features and window washing equipment, including a Building Maintenance Unit or crane, to a maximum of 3.0 metres; and
  - (x) public art installations, fences, art and **landscaping** features, and ventilation shafts;
- (K) The maximum "Tower" floor plate of any **building** on "Block 4" shown on Diagram 3 of By-law 1006-2022, shall be 1,740 square metres;
- (L) Despite Clause 60.5.80.10 and Regulations 60.5.80.1(2) and 200.5.1(2), the **parking spaces** required for permitted uses may be provided on any lands that are the subject of this By-law, as outlined by heavy black lines on Diagram 1 of By-law 1006-2022, and do not have to be provided on the "Block" containing the use for which the **parking spaces** are required;
- (M) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) a length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;



- (N) Despite Regulations 200.15.1 (3) and (4):
- (i) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
  - (ii) accessible **parking spaces** are required to be within 30 metres of a barrier free entrance to the **building** and passenger elevator that provides access to the first **storey** of the **building**; and
  - (iii) an accessible **parking space** is to be provided on the Block of the **building** where the accessible **parking space** is required;
- (O) Despite Regulations 220.5.1.10(2), (3) and (4) and 220.5.10.1(3) to (5), (7) and (9), the minimum number of **loading spaces** required on "Block 4" on Diagram 3 of By-law 1006-2022 are as follows:
- (i) two (2) type 'B' **loading spaces**; and
  - (ii) three (3) type 'C' **loading spaces**;
- (P) Despite Regulation 60.40.90.40(2), a **loading space** located in a **building** may have access through a **main wall** that faces a **street**;
- (Q) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum width of a **stacked bicycle parking space** is;
- (i) length of 1.6 metres;
  - (ii) width of 0.3 metres; and
  - (iii) vertical clearance of 1.1 metres;
- (R) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** in any combination of vertical, horizontal or stacked positions;
- (S) "Short-term" **bicycle parking spaces** are to be provided on the Block of the **building** where the "short-term" **bicycle parking spaces** are required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1006-2022 Under Appeal ]

(19) Exception EO 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known as 340-376R Dufferin Street and 2 Melbourne Avenue, if the requirements of Section 6 of By-law 160-2022 are complied with, **buildings** and **structures** may be erected, used or enlarged in compliance with (B) to (O) below;
- (B) Despite Clauses 60.40.20.10 and 60.40.20.20, the following uses are not permitted on the **lot**:
- (i) Dry Cleaning or Laundry Plant
  - (ii) Cold Storage
  - (iii) **Hotel**
  - (iv) **Open Storage**
  - (v) **Drive Through Facility**
  - (vi) **Vehicle Fuel Station**
  - (vii) **Cogeneration Energy**
  - (viii) Computer, Communications, Electronics, or Optical Media **Manufacturing Use**
  - (ix) **Contractor's Establishment**
  - (x) Metal Products **Manufacturing Use**
  - (xi) Pharmaceutical and Medicine **Manufacturing Use**
  - (xii) Plastic Product **Manufacturing Use**
  - (xiii) **Public Utility**
  - (xiv) Transportation Product and **Vehicle Manufacturing Use**
  - (xv) **Transportation Use**



- (C) In addition to the uses permitted by Clauses 60.40.20.10 and 60.40.20.20, the following are also permitted on the **lot**:
- (i) **Non-Profit Organization**
  - (ii) **Amusement Arcade**
  - (iii) **Day Nursery**
  - (iv) Market Garden
- (D) Despite Regulation 60.40.20.10(1), the total **interior floor area** of **wholesaling uses** on the **lot** may not exceed 3,720 square metres;
- (E) Despite Regulation 60.40.20.100(6), the total **interior floor area** of **retail services, retail stores** or **personal service shops** on a **lot** may not exceed 10 percent of the **gross floor area** of the **buildings** on the **lot**;
- (F) Regulation 60.40.20.100(23), with respect to specific use conditions for a **retail store**, together with a **manufacturing use**, does not apply;
- (G) The following uses shall not be permitted in the area labelled as "Zone A" on Diagram 5 attached to By-law 160-2022:
- (i) **Industrial Sales and Service Use**
  - (ii) **Laboratory**
  - (iii) Apparel and Textile **Manufacturing Use**
  - (iv) Beverage **Manufacturing Use**
  - (v) Clay Product **Manufacturing Use**
  - (vi) Food **Manufacturing Use**
  - (vii) Furniture **Manufacturing Use**
  - (viii) Medical Equipment and Supplies **Manufacturing Use**
  - (ix) **Renewable Energy**
- (H) Despite Regulations 60.40.20.100(14)(E), (F), (H) (I) and (J) an **outdoor patio** is permitted, provided:
- (i) it is located only within the area labelled as "Zone B" on Diagram 5 attached to By-law 160-2022;
  - (ii) the maximum area does not exceed 150 square metres; and
  - (iii) it is not located above the first **storey** of a **building**;
- (I) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 27 **parking spaces** must be provided on the **lot**;
- (J) Despite Regulations 200.5.1.10(2) and (3), a **parking space** that existed on the **lot** as of March 9, 2022, that has dimensions that are less than, or greater than, the required dimensions, is permitted and such **parking space** may be used to satisfy the requirements of Regulation (I) above;
- (K) Regulation 200.5.1(3) with respect to **drive aisle** widths does not apply;
- (L) Section 200.15 does not apply;
- (M) Despite Regulation 230.5.10.1(1), a minimum of 22 "short-term" **bicycle parking spaces** must be provided;
- (N) Despite Regulation 60.5.100.1(1), a **driveway** must have a minimum width of 4.5 metres; and
- (O) Despite Regulation 220.5.1(2) and Clause 220.5.10.1, zero **loading spaces** are required to be provided and maintained on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 160-2022 Enacted ]

(20) Exception EO 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) Regulations 60.40.40.10(1) and (2) do not apply to a **transportation use**;
- (B) Regulations 60.40.40.70(1), (2), and (3) do not apply to a **transportation use**;



- (C) Despite Clause 60.40.50.10(1), any **lot line** abutting a **street** for **lots** with a **transportation use** must have a minimum 1.0 metre wide strip of **soft landscaping** along the entire length of the **lot line**, exclusive of driveways and walkways;
- (D) Regulation 60.40.30.20(1) does not apply to a **transportation use**; and
- (E) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 8.4.1(c), Section 8.4.1(d) and Section 8.4.1(e), former Town of Leaside By-law 1916. [ By-law: 910-2022 ]

(21) Exception EO 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.40.20, a funeral establishment is permitted; and
- (B) The floor space index for a **funeral home** must not exceed 0.5.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception EO 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 8.4.1(c), Section 8.4.1(d) and Section 8.4.1(e), former Town of Leaside by-law 1916.

(23) Exception EO 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 2351; and
- (B) City of Toronto by-law 87-2003.

(24) Exception EO 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 277-2003.

(25) Exception EO 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1979-111;
- (B) Former City of Etobicoke by-law 1979-143; and



(C) Former City of Etobicoke by-law 1979-196.

(26) Exception EO 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.40.20, **amusement arcade** use is permitted if:
- (i) the maximum **gross floor area** for **amusement arcade** use must not exceed 72.0 square metres;
  - (ii) it must be located on the **first floor**; and
  - (iii) it must only be accessible from the interior of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(27) Exception EO 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 60.40.20, only the following uses are permitted:
- (i) office use; and
  - (ii) **eating establishment, financial institution, personal service shop, and retail store**, if they comply with Clause 60.40.20.100 and Chapter 150;
- (B) 5.5 **parking spaces** must be provided for each 93.0 square metres of **gross floor area** used for medical or dental offices;
- (C) The maximum height of a the **building** must not exceed 2 **storeys**, excluding mechanical equipment;
- (D) The maximum floor space index must not exceed 0.5, excluding elevated parking **structures**;
- (E) A minimum of 20% of the total **lot area** must be used for **soft landscaping**;
- (F) The maximum height for an elevated parking **structure** must not exceed 2 **storeys**;
- (G) The minimum **building setback** from a **lot line** abutting a **street** is 7.5 metres;
- (H) The minimum **building setback** from a **side lot line** or **rear lot line** is 3.0 metres; and
- (I) The minimum **building setback** from a **lot line** for a **parking space** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) Exception EO 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 60.40.20, only the following uses are permitted:
- (i) office use; and
  - (ii) **eating establishment, financial institution, personal service shop, and retail store**, if they comply with Clause 60.40.20.100 and Chapter 150;
- (B) 5.5 **parking spaces** must be provided for each 93.0 square metres of **gross floor area** used for medical or dental offices;
- (C) The maximum height of a **building**, excluding mechanical equipment must not exceed either:
- (i) 2.0 **storeys**, with a maximum floor space index of 0.5 and a minimum 20% of the **lot area** must be used for **soft landscaping**; or
  - (ii) 5.0 **storeys**, with a maximum floor space index of 1.0 and a minimum 30% of the **lot area** must be used for **soft landscaping**;



- (D) The maximum height for an elevated parking **structure** must not exceed 2 **storeys**;
- (E) The minimum **building setback** from a **lot line** abutting a **street** is 7.5 metres;
- (F) The minimum **building setback** from a **side lot line** is 3.0 metres;
- (G) The minimum **building setback** from a **lot line** abutting Mimico Creek is 30.0 metres; and
- (H) The minimum **building setback** from a **lot line** for a **parking space** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(29) Exception EO 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 60.40.20, only the following uses are permitted: **hotel**, office and uses **ancillary** to these uses, provide they comply with Clause 60.40.20.100 and Chapter 150 of this By-law;
- (B) The minimum **building setback** from a **lot line** abutting the Open Space Zone category is 15.0 metres;
- (C) The minimum **building setback** from a **lot line** abutting a **street** is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 7.5 metres;
- (E) The minimum **building setback** for an underground **structure** from a **lot line** abutting a **street** or a **side lot line** is 2.5 metres;
- (F) The minimum **building setback** for an underground **structure** from a **lot line** abutting the Open Space Zone category is 9.0 metres; and
- (G) A minimum 3.0 metre wide **soft landscaping** strip of land is required along all **lot lines** abutting a **street** and a minimum 15.0% of the total **lot area** must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(30) Exception EO 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 60.40.20, only office use is permitted;
- (B) The minimum **building setback** from a **lot line** abutting Farnboro Rd. is 7.6 metres;
- (C) The minimum **building setback** from a **lot line** abutting Attwell Drive is 24.0 metres;
- (D) The minimum **building setback** from a **lot line** abutting Carlson Court is 7.6 metres;
- (E) The minimum **building setback** from a **lot line** abutting Highway 27 is 24.0 metres;
- (F) A minimum of 15.0% of the total **lot area** must be used for **soft landscaping**;
- (G) A minimum 4.6 metre wide **soft landscaping** strip of land is required along all **lot lines** abutting Farnboro Rd., Attwell Drive and Carlson Court and a parking area, excluding walkways and **driveways**; and
- (H) A minimum 6.0 metre wide **soft landscaping** strip of land is required along the **lot lines** abutting Highway 27 and a parking area, excluding walkways and **driveways**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(31) (31) Exception EO 31

The lands, or a provision thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) On lands known municipally as 815-845 Eglinton Avenue East if the requirements of this By-law 1115-2022(OLT) are complied with, the erection or use of a **building, structure**, addition or enlargement is permitted in compliance with Regulations (B) through (U) below.
- (B) In addition to the uses permitted in Regulation 60.40.20.10(1), **public parking** is permitted below ground, and a recreation use is permitted provided that it is a fitness centre only.
- (C) Despite Regulation 60.5.40.10(1) and (2), the **height of a building or structure** is the distance between the Canadian Geodetic Datum elevation of 131.8 metres, and the highest point of the **building or structure**.
- (D) Despite Regulation 60.40.40.10(1), the permitted maximum **height of a building or structure** is the numerical value in metres following the letters "HT" as shown on Diagram 7 of By-law 1115-2022(OLT).
- (E) The permitted maximum number of **storeys** in a **building** is the numerical value following the letters "ST" as shown on Diagram 7 of By-law 1115-2022(OLT) excluding mechanical penthouses, mezzanines, generators, stair enclosures and elevator overruns.
- (F) Despite Regulations 60.5.40.10(3)-(6), 60.40.40.10(2) and (D) above the following elements may exceed the permitted maximum **building** height as follows:
- (i) a roof **structure** which is used to house stairwells for roof access and/or the mechanical, window washing, electrical or ventilation systems for the **building** by a maximum of 8.0 metres;
  - (ii) architectural features and design elements including skylights, parapets, cornices, mouldings, flashings, and landscape elements by a maximum of 3.0 metres;
  - (iii) elevator overruns, structural supports, railings, roof drainage, thermal insulation and roof ballast terraces, terrace or balcony guards and dividers, planters, stairs, stair enclosures, wall or **structure** elements and railings, lighting fixtures, vents, flues, ventilation shafts, pipes, access roof hatch, outdoor furniture, fence, pergolas, trellises, skylights, pools, **structures** used for wind protection purposes, signage, window washing equipment, lighting fixtures, lightning rods by a maximum of 5.0 metres;
  - (iv) generators by a maximum of 8.0 metres;
  - (v) outdoor amenity areas including fireplaces, and **structures** located on the roof used for outside or open air recreation, or safety by a maximum of 4.0 metres;
  - (vi) a roof **structure** used to house an elevator for roof access and/or related elevator overrun and mechanicals and washrooms to service outdoor amenity areas by a maximum of 8.0 metres; and
  - (vii) **green roof** elements and/or **structures** by a maximum of 2.0 metres.
- (G) Despite Clause 60.40.40.70, the required minimum **building setbacks** are shown in metres on Diagram 7 of By-law 1115-2022(OLT);
- (H) Despite Clause 60.5.40.70, the required minimum **building** setbacks are shown on Diagram 7 of By-law 1115-2022(OLT);
- (I) Despite Regulation 5.10.40.70(1), Clause 60.5.40.60, Clause 60.5.40.70, Clause 60.40.40.70 and Regulations (G) and (H) above, the following may encroach into a required **building setback**, setback, or minimum above-ground distance between **main walls**, as shown on Diagram 7 of By-law 1115-2022(OLT):
- (i) at-grade terraces by a maximum of 5.0 metres;
  - (ii) canopies and awnings by a maximum of 2.0 metres;
  - (iii) window sills by a maximum of 2.0 metres; and
  - (iv) architectural features and design elements including entry portals, eaves, guardrails, landscape elements, ornamental elements, retaining walls, window washing equipment, vents, parapets, cornices, mouldings, flashings, railings, pergolas, trellises, lighting fixtures, **structures** used for wind protection purposes, signage, exterior stairways and railings, structural supports, wheelchair ramps and decks and ramps by a maximum of 2.0 metres.
- (J) Despite Regulation 60.5.40.40(2) the total **gross floor area** of all **building and structures** on the land must be provided in accordance with Section 11 of By-law 1115-2022(OLT);
- (K) For the purposes of this exception Clause 60.40.50.10 does not apply;



- (L) Despite Regulations 200.5.10.1(1),(3),(4) and (6) and 200.5.1.10(2) **parking spaces** must be provided in accordance with Section 12 of By-law 1115-2022(OLT);
- (M) Despite Regulations 60.5.80.1(2), 60.5.80.10(1) and (2) and Clause 60.5.80.10, the **parking spaces** required by (L) above:
  - (i) may be shared between the uses on the lands zoned CR SS2(x61) and EO(x31) shown on Diagram 2 of the By-law 1115-2022(OLT);
  - (ii) may be located on any lands zoned CR SS2(x611) and/or EO(x31) shown on Diagram 2 of the By-law 1115-2022(OLT); and
  - (iii) may be provided on a non-exclusive basis and may be provided within a below ground **public parking** facility on the lands.
- (N) Despite Regulation 60.5.80.20, 60.5.100.10(2) and (3) **vehicle** access to the uses on lands may be provided over lands zoned CR SS2(x611) and/or EO(x31) shown on Diagram 2 of the By-law 1115-2022(OLT);
- (O) Despite Chapter 220, **loading spaces** must be provided in accordance with Section 13 of By-law 1115-2022(OLT);
- (P) The **loading spaces** required by (O) above:
  - (i) may be shared between the uses on the lands zoned CR SS2(x611) and EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT); and
  - (ii) may be located on any of the lands zoned CR SS2(x611) and EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT).
- (Q) Despite Regulation 60.40.90.40 (1) and (2) loading access to the uses on lands may be provided over lands zoned CR SS2(x611) and EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT) and **vehicle** access to a **loading space** is not required to be from an abutting **lane**.
- (R) Despite Article 230.5.1, **bicycle parking spaces** must be provided in accordance with Section 14 of By-law 1115-2022(OLT);
- (S) The **bicycle parking spaces** required by (R) above:
  - (i) may be shared between the uses on the lands zoned CR SS2(x611) and EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT); and
  - (ii) may be located on any lands zoned CR SS2(x611) and/or EO(x31) shown on Diagram 2 of By-law 1115-2022(OLT).
- (T) Despite any Regulation to the contrary, a portion of a **building** on the lands may be used for **parking spaces, bicycle parking spaces, loading spaces**, service, access and/or mechanical equipment that serve the uses of the lands zoned CR SS2(x611) shown on Diagram 2 of By-law 1115-2022(OLT).

Prevailing By-laws and Prevailing Sections:

- (A) None Apply [ By-law: 1115-2022(OLT) ]



## 900.30 I - Zone

### 900.30.1 General

#### (1) I Zone Exceptions

The regulations located in Article 900.30.10 apply only to the exceptions subject to the I zone and identified with the corresponding exception number.

### 900.30.10 Exceptions for I Zone

#### (1) Exception I 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height must not exceed the lesser of 4 **storeys** or 15 metres;
- (B) The number of beds in a **nursing home** must not exceed 100;
- (C) A minimum of 45% of the **lot** must be used for **soft landscaping**;
- (D) The minimum **building setback** from the southerly **lot line** for all **buildings** and **structures** is 8.0 metres; and
- (E) A **driveway** or an area used for the parking or storage of a **vehicle**, must be a minimum of 0.5 metres from the southerly **lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) On 52 Neilson Drive, former City of Etobicoke by-laws 1984-131.

#### (2) Exception I 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands subject to Exception I-2 the permitted uses is limited to either a **Nursing Home** or a **Retirement Home** that must comply with the following:
  - (i) it contains no more than 100 beds; [ By-law: 801-2020 ]
  - (ii) the maximum **building** height is the lesser of 3 **storeys** or 13 metres;
  - (iii) the minimum number of **parking spaces** required is equal to 1 **parking space** for each 4 beds;
  - (iv) the minimum required **building setbacks** are those that existed on the date of enactment of this By-law; and
  - (v) the minimum area of **landscaping** required is that which existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

#### (3) Exception I 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The total number of beds must not exceed 256;
- (B) The minimum **building setback** from the **rear lot line** is 12.0 metres;
- (C) The maximum **building** height is the lesser of:



- (i) along Albion Rd.:
  - (a) **3 storeys**; or
  - (b) 11.5 metres; and
- (ii) along the rear of the **building** or **structure**:
  - (a) **4 storeys**; or
  - (b) 14.5 metres;
- (D) The floor space index on the **lot** must not exceed 0.89;
- (E) The maximum **lot coverage** must not exceed 22.5%;
- (F) A minimum of 50% of the **lot** must be used for no other purpose than **landscaping** and a minimum of 85% of that **landscaped** area must be used for **soft landscaping**; and
- (G) The width of a **driveway** between Albion Rd. and the rear of the main **building** must not be less than 7.3 metres in width. [ By-law: 1268-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(4) Exception I 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) On 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street, none of the regulations of 80.10.20.10, 80.10.20.20, 80.10.20.100(12), 80.10.20.100(13), 80.10.20.100(14), 80.10.40.10(2), 80.10.40.60(2), 80.10.50.10(2), 150.20.30.1.1(A) and 150.22.30.1(1) prevent the erection or use of a **building, structure**, addition or enlargement permitted in compliance with (B) to (T) below;
- (B) Despite 80.10.40.10(2), 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 3a and Diagram 3b of By-law 1253-2017;
- (C) Despite regulation 80.5.40.10(1), height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 91.58 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite sections 150.15, 150.20 and 150.22, a **crisis care shelter, residential care home** and a **municipal shelter** are permitted to be in the same **building**;
- (E) Despite article 80.10.20, a maximum of 21 dwelling units in a mixed use **building** and an office are permitted uses;
- (F) Despite regulation 80.10.40.70(1), a **building** or **structure** erected on the lands must be located entirely within the area delineated by heavy lines on Diagram 3a and Diagram 3b of By-law 1253-2017;
- (G) Despite (F) above, enclosed **building** connections are permitted to extend beyond the heavy lines on Diagram 3a and Diagram 3b of By-law 1253-2017 if the height of the connection is no higher than the underside of the eaves of the **heritage site**;
- (H) Despite regulation 80.10.40.60(1), no portion of any **building** or **structure** above-grade may extend beyond the heavy lines of the area identified as Area A on Diagram 4a of By-law 1253-2017, with the exception of:
  - (i) canopies on the west elevation up to maximum height of up to 5.0 metre above **average grade** may encroach a maximum of 5.6 metres into the minimum required **building setback**;
- (I) Despite (F) above, on the west elevation of the area identified as Area B on Diagram 4a of By-law 1253-2017:
  - (i) for the portion of any **building** between a height of 12.0 metres and 31.99 metres above **average grade**:
    - (a) a minimum of 53 percent of the length of the **main wall** must be set back at least 2.0 metres from the exterior face of the **main wall** of the **storey** directly below it;
    - (b) a minimum of 29 percent of the length of the **main wall** must be set back at least 1.0 metre from the exterior face of the **main wall** of the **storey** directly below it, and



- (c) a maximum of 18 percent of the length of the **main wall** may be set back at least 0.5 metres from the exterior face of the **main wall** of the **storey** directly below it;
  - (ii) for the portion of any **building** with a height equal to or greater than 32.0 metres above **average grade**:
    - (a) a minimum of 60 percent of the length of the **main wall** must be set back at least 4.5 metres from the exterior face of the **main wall** of the highest **storey** directly below it;
    - (iii) any parapet wall for a **green roof** must be set back at least 2.0 metres from the exterior face of the **main wall** of the **storey** directly below it;
- (J) Despite clause 80.10.40.70, on the east elevation of the area identified as Area C on Diagram 4a of By-law 1253-2017:
  - (i) for the portion of any **building** between 12.0 metres and 31.99 metres above **average grade**:
    - (a) a minimum of 40 percent of the length of the **main wall** must be set back at least 3.2 metres from the exterior face of the **main wall** of the **storey** directly below it;
    - (b) a minimum of 20 percent of the length of the **main wall** must be set back at least 2.75 metres from the exterior face of the **main wall** of the **storey** directly below it; and
    - (c) a maximum of 40 percent of the length of the **main wall** may be set back at least 1.5 metres from the exterior face of the **main wall** of the **storey** directly below it;
- (K) Any parapet wall for a **green roof** in the area identified as Area D on Diagram 4a and Diagram 4b must be set back at least 2.0 metres from the exterior face of the **main wall** of the **storey** directly below it;
- (L) Balconies and terraces are not permitted to extend beyond the areas identified as Area E, Area G and Area H on Diagram 4b of By-law 1253-2017;
- (M) Balconies or terraces in the area identified as Area F on Diagram 4b of By-law 1253-2017 may extend a maximum of 1.5 metres beyond the lines delineating Area F if the balcony or terrace is at least 12.86 metres above **average grade**;
- (N) Despite clause 80.10.40.60, architectural projections in the area identified as Area G on Diagram 4b of By-law 1253-2017 may extend a maximum of 1.2 metres beyond the lines delineating Area G if they are at least 12.3 metres above **average grade**;
- (O) Despite clause 80.10.40.60, balconies or terraces on the east elevation of the area identified as Area I on Diagram 4b of By-law 1253-2017:
  - (i) may not exceed a maximum length of 9.0 metres per **storey**; and
  - (ii) may extend beyond the lines delineating Area I, if they are set back at least 1.5 metres from the **rear lot line** and are at least 5.5 metres above **average grade**;
- (P) Despite regulations 80.5.40.10(2) and 80.5.75.1(2), no **structure** or element of a **building** permitted in said regulations may be located in Area A, Area C, Area E, Area F, Area G, Area H or Area I on Diagram 4a or Diagram 4b of By-law 1253-2017;
- (Q) Despite (F) above and clause 80.10.40.60, shading devices, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings and other minor architectural projections are permitted to extend a maximum of 0.6 metres beyond the heavy lines on Diagram 3a and Diagram 4a of By-law 1253-2017;
- (R) Despite clause 80.10.40.60, a **solar energy** device is permitted to extend a maximum of 1.2 metres beyond the heavy lines on Diagram 3a and Diagram 4a of By-law 1253-2017 if it has a height of at least 5.0 metres above **average grade**;
- (S) Despite clause 200.5.10.1, at least 161 **parking spaces** must be provided and maintained;
- (T) Despite clause 220.5.10.1, at least five **loading spaces** are required, of which:
  - (i) one Type G **loading space** must be provided and maintained;
  - (ii) two Type B **loading spaces** must be provided and maintained; and two Type B **loading spaces** must be provided and maintained; and
  - (iii) two Type C **loading spaces** must be provided and maintained;
- (U) Despite regulation 80.10.50.10(2), a minimum of 2 percent of the area of the **lot** not covered by a **building** or **structure** must be **soft landscaping**; and [By-law 741-2018]



(U) Despite regulation 80.10.50.10(2), a minimum of 2 percent of the area of the **lot** not covered by a **building or structure** must be **soft landscaping**; and [ By-law: 741-2018 Enacted ]

(V) Despite regulation 80.10.40.40(1), the maximum permitted floor space index is 5.66. [By-law 741-2018]

(V) Despite regulation 80.10.40.40(1), the maximum permitted floor space index is 5.66. [ By-law: 741-2018 Enacted ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1253-2017 ]

(5) Exception I 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The maximum **Gross floor area** of all **buildings**, must not exceed 15% of the **lot area**; and
- (C) The only use permitted is an ambulance station.

Prevailing By-laws and Prevailing Sections: (None Apply)

(6) Exception I 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 following regulations and clauses do not apply to a **transportation use**: 80.5.60.20, 80.10.30.20, 80.10.30.40, 80.10.40.70(2), and 80.10.50.10;
- (B) Despite 80.10.40.40(1), a maximum floor space index of 1.0 is permitted and is calculated only for the above ground portion of a **building or structure** with a **transportation use**;
- (C) 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
- (D) 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 ]

(7) Exception I 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36 metres, if the **lot line** abuts Eglinton Ave., measured from the original centreline of the **street**;
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 18%; and
- (D) **Amenity space** must be provided inside a **building** at a minimum rate of 9.0 square metres for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 14, of former City of Scarborough by-law 10010.

(8) Exception I 8



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 18.5 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%;
- (D) The maximum height of a **building** or **structure** is the lesser of 4 **storeys** and 14.0 metres;
- (E) The **gross floor area** used for a **place of worship** must not be more than 20% of the **lot area**;
- (F) **Amenity space** must be provided inside the senior citizen **apartment building** at a minimum rate of 1.4 square metres for each **dwelling unit**; and
- (G) For the senior citizen **apartment building**, **parking spaces** must be provided at a minimum rate of 0.5 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 57, of former City of Scarborough by-law 9511.

(9) Exception I 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres in all other cases;
- (B) The maximum floor space index is 2.4;
- (C) The maximum **lot coverage** is 18%; and
- (D) The maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 35 and 37, of former City of Scarborough by-law 9510.

(10) Exception I 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **front lot line**, 36.0 metres;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 33 and 34, of former City of Scarborough by-law 9510.

(11) Exception I 11



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) The only use permitted is a fraternal organization and its required **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(12) Exception I 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 13.5 metres from the northerly **lot line**; and
  - (ii) 6.0 metres from the easterly **lot line**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 20.5 metres, where the **lot line** abuts Danforth Ave., measured from the centreline of Danforth Ave.;
  - (ii) 6.0 metres, where the **lot line** abuts Leyton Avenue; and
  - (iii) 4.5 metres, where the **lot line** abuts Robinson Avenue;
- (C) A **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the vertical distance from the surface of the lowest floor used for parking to the elevation of finished grade at the **front lot line**;
- (D) A minimum of 40% of the area of the **lot** is used for **soft landscaping**; and
- (E) **Parking spaces** must be provided at a minimum rate of 0.2 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(13) Exception I 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 130, 150, 160 and 162 Dunn Avenue, as shown on Diagram 2 of this By-law, a **building**, **structure**, addition, or enlargement is permitted in compliance with (B) through (Q) below.
- (B) Despite Regulation 80.10.40.40(1), the maximum non-residential **gross floor area** is 36,500 square metres.
- (C) Despite Regulation 80.10.20.100(6), a **day nursery** may be located on the first **storey** and above the first **storey** of a **building**.



- (D) Despite Clause 80.10.40.70, the required minimum **building setbacks** are identified on Diagram 3 of By-law 970-2022.
- (E) Despite Clause 80.10.40.60 and (C) above, the following are permitted to encroach into the required minimum **building setbacks** are identified on Diagram 3 of By-law 970-2022:
- (i) eaves, cornices, window sills, lighting fixtures, awnings, canopies, ornamental elements, trellises, guardrails, balustrades, railings, bollards, wheel chair ramps, stairs, stair enclosures, vents, shafts, satellite dishes, retaining walls, underground garage ramps and their associated **structures**, fences, screens, landscape and public art features, and window washing equipment to a maximum of 11.5 metres.
- (F) A courtyard will be provided generally in the location shown on Diagram 3 of By-law 970-2022.
- (G) Despite Regulation 80.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 94.898 to the highest point of the **building**.
- (H) Despite Regulation 80.10.40.10(1), the permitted maximum height in metres of any **building** or **structure** is specified by the numbers following the symbol HT on Diagram 3 of By-law 970-2022.
- (I) Despite Clause 80.5.40.10(2), 80.5.40.10(3), 80.5.40.10(4), 80.5.40.10(5) and (G) above, the following building elements and structures may project above the permitted maximum height shown on Diagram 3 of By-law 970-2022:
- (i) a mechanical penthouse and mechanical screening to a maximum of the sum of 5.0 metres and the heights in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 970-2022;
  - (ii) parapets, roof access hatches or stairs, mechanical equipment and any associated enclosures or **structures**, elevator overruns, chimneys, stacks, heating and cooling equipment, maintenance and safety equipment, wind and privacy screens, **structures** used for open air recreation, pergolas, landscape garden amenities, elements of a **green roof**, planters, ornamental elements, antennae, flagpoles, satellite dishes, **structures** that enclose, screen or cover these elements to a maximum of the sum of 6.0 metres and the heights in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 970-2022.
- (J) Despite Regulation 80.10.50.10(1), the entire **front yard** excluding a permitted **driveways** and parking areas must be **landscaping**, and minimum of 40% of the **front yard landscaping** must be **soft landscaping**.
- (K) Despite Regulation 80.10.50.10(2), a minimum of 25 percent of the area of the **lot** not covered by **buildings** or **structures** must be **soft landscaping**.
- (L) Despite Regulation 200.5.1(1), Table 200.5.10.1 and Regulation 200.15.10, a minimum of 185 **parking spaces** must be maintained on the lands of which a minimum of 18 must be accessible **parking spaces**.
- (M) Despite Regulation 80.10.80.20(1), a **parking space** which is not in a **building** or structure must be at least 0.4 metres from a **lot line**.
- (N) Despite Regulation 200.15.1(3), ten existing accessible **parking spaces** on the lands are not required to be adjacent to a 1.5 metre barrier free aisle or path.
- (O) Despite Regulation 230.5.1 and Table 230.5.10.1(1), a minimum of 15 "short-term" **bicycle parking spaces** shall be provided and maintained on the lands.
- (P) Despite Regulations 220.5.1.10(1), 220.5.1.10(8)(D) and 220.5.1.10, a minimum of 6 Type 'G' **loading spaces** shall be provided on the lands in accordance with the following minimum dimensions:
- (i) A Type 'G' **loading space** shall have a minimum length of 13.0 metres, a minimum width of 4.0 metres, and a minimum vertical clearance of 6.1 metres.
- (Q) Despite any provisions to the contrary, lands known as 130, 150, 160 and 162 Dunn Avenue and identified as I (x13) on Diagram 2 of By-law 970-2022 shall be treated as a single **lot** for zoning purposes. Despite any existing or future consent, severance, partition or division of the lot, the provisions of this By-law shall apply to the lot as if no consent, severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: [ By-law: 970-2022 ]

(14) Exception I 14



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at the minimum rate of 1 for each 4 beds; and
- (C) The **gross floor area** of all floors above grade, in all **buildings**, must not be more than the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception I 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The maximum accommodation in the **residential care home** is 30 persons, exclusive of staff; and
- (C) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.9 for each 100 square metres of medical office; and
  - (ii) 0.5 for each 100 square metres of a **residential care home**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(16) Exception I 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 0.5 for each 100 **gross floor area**; and
- (C) required **parking space** may be located on the abutting **lot** to the south.

Prevailing By-laws and Prevailing Sections: (None Apply)

(17) Exception I 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Morningside Ave. or Ellesmere Rd. is 36.0 metres, measured from the original centreline of the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(18) Exception I 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the southerly **side lot line** is 5.4 metres; and
- (B) **Parking spaces** must be provided at a minimum rate of:
  - (i) 0.6 for each seniors **dwelling unit**;
  - (ii) 1.3 for each residence for a doctor, nurse or student; and
  - (iii) 2.05 for each 100 square metres of medical space.



Prevailing By-laws and Prevailing Sections: (None Apply)

(19) Exception I 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 26.0 metres measured from the centreline of the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(21) Exception I 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 4.0 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 6.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 11.0 metres;
- (D) The minimum **building setback** from the southerly **lot line** is 1.5 metres;
- (E) The maximum height is the lesser of 4 **storeys** and 16.0 metres; and
- (F) **Parking spaces** must be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception I 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 1.5 metres from the northerly **lot line**;
  - (ii) 6.0 metres from the southerly **lot line**; and
  - (iii) 4.0 metres from the **front lot line**;
- (B) The maximum **building depth** is 50.0 metres, measured from the required minimum **front yard setback**;
- (C) The maximum height is the lesser of 4 **storeys** and 16.0 metres; and
- (D) **Parking spaces** must be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

Prevailing By-laws and Prevailing Sections: (None Apply)

(23) Exception I 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in a RD or RS zone is 8.0 metres;
- (C) There is a maximum of 75 **nursing home** beds and senior's **dwelling units** or dwelling rooms;
- (D) The maximum height is the lesser of 3 **storeys** and 15.0 metres;
- (E) **Parking spaces** must be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room; and



(F) A minimum of 4 required **parking spaces** must be surface parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(24) Exception I 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 3.5 metres;
- (C) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (D) The maximum height is the lesser of 3 **storeys** and 12.0 metres; and
- (E) **Parking spaces** must be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception I 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite article 80.10.20 the only use permitted in a **nursing home**;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;
  - (ii) from a **side lot line**, 1.5 metres; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;
- (C) **Parking spaces** must be provided at the rate of 1 for each 3.3 beds in the **Nursing Home**;
- (D) A maximum number of **nursing home** beds permitted is 169; and
- (E) The maximum **building** height is the lesser of 12 **storeys** and 39.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) Exception I 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 18.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The requirements of (A) and (B) above, do not apply to a **transportation use**;
- (D) Clauses 80.5.60.20, 80.10.40.70 and 80.10.50.10, and regulations 80.10.30.20(1) and 80.10.30.40(1) do not apply to a **transportation use**;
- (E) 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
- (F) Despite regulation 80.10.40.40(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)

(29) Exception I 29



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **buildings** on a **lot** is a distance equal to half the total height of the two **buildings**;
- (D) **Amenity space** must be provided in a **building**, at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) Underground parking **structures** may be located in a required yard if they are set back from a **lot** the greater of:
  - (i) 3.0 metres; and
  - (ii) the distance between the elevation of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;
- (F) The minimum **landscaping** area must be equal to 45% of the **gross floor area** of all **storeys** located at or above grade; and
- (G) An **apartment building** for seniors is permitted if:
  - (i) the **building** has a maximum of 150 **dwelling units**;
  - (ii) the **building** has a maximum height that is the lower of 8 **storeys** and 27 metres; and
  - (iii) for the **building** there is a minimum of 40 **parking spaces** provided on the same **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(31) Exception I 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) The only use permitted on the **lot** is a ambulance station;
- (D) A strip of land running the entire length of the **side lot line** and having a minimum width of 3.0 metre must be used for **soft landscaping**; and
- (E) The wing wall of the **building** may encroach a maximum of 3.0 metres into the required **side yard building setback**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(34) Exception I 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The maximum **lot coverage** is 40%;
- (C) The maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;
- (D) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)



(35) Exception I 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the east **lot line** is:
  - (i) 30.0 metres for **buildings** and **structures**; and
  - (ii) 10 metres for **ancillary buildings** used as **landscaping** feature;
- (B) A roof having a height greater than 20 metres must be set back a minimum of 100 metres from the east **lot line** and 39 metres from the west **lot line**;
- (C) The portion of a parking **structure** that is wholly below grade must be set back a minimum of
  - (i) 10 metres from the easterly **lot lines**; and
  - (ii) 30 metres from all other **lot lines**;
- (D) The maximum height of a **building** is 26 metres;
- (E) A 10 metre wide strip of land along the entire length of the easterly **lot line** must be used for **landscaping**, walkways and bicycle path;
- (F) A minimum of 50% of the **lot** not covered by permissible **buildings** and required **parking spaces** must be used for **landscaping** accessible to the public;
- (G) A minimum of 156 **parking spaces** must be provided on site parking for all uses except a school. All other required parking must be located not more than 350 metres from any **lot line** of the **lot**;
- (H) A minimum of 40 **parking spaces** must be required on site for a school; and
- (I) A maximum of 375 square metres may be used for a **retail store**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 8, of former City of Scarborough by-law 14402

(36) Exception I 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is the lesser of 14 **storeys** and 44.0 metres;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 16, of former City of Scarborough by-law 14402

(37) Exception I 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** is 400;



- (B) The maximum **lot coverage** is 18%;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36 metres where the **lot line** abuts Lawrence Ave.; and
  - (ii) 12.0 metres from all other **streets**;
- (D) **Parking spaces** must be provided at a minimum rate of 3 for each 20 **dwelling units**;
- (E) An underground parking **structure** may be located in a required yard if it is setback from a **lot line** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**;
- (F) A minimum of 60% of the **lot area** must be used for **landscaping**;
- (G) **Amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit** or bed sitting room;
- (H) The minimum **building setback** from the easterly **lot line** is a distance equal to half the height of the **building**; and
- (I) Only a seniors **apartment building** is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 47, of former City of Scarborough by-law 9510.

(38) Exception I 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 9.0 metres from the **front lot line**; and
  - (ii) 1.0 metres from all other **lot lines**;
- (B) The maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law; and
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(39) Exception I 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 36.0 metres where the **lot line** abuts Markham Rd.; and
  - (ii) 9.0 metres where it abuts East **park** Boulevard;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is 7.5 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in an RD or RS zone is 12.0 metres;
- (D) An underground parking **structure** may be located in a required yard if it is setback from a **lot line** a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**;
- (E) The maximum **lot coverage** is 33%; and
- (F) The maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law.



Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 40, of former City of Scarborough by-law 9510.

(40) Exception I 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) Indoor **amenity space** must be provided at a minimum rate of 2.8 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **rear lot line** is:
  - (i) 7.5 metres for a **structure** with a height the lesser of 1 **storey** and 5.5 metres; and
  - (ii) 36 metres for all other **structures**;
- (D) For a parking **structure** the following setbacks apply:
  - (i) minimum 9.14 metres from a **rear lot line**; and
  - (ii) no required yard setback from the westerly **side lot line**;
- (E) The maximum number of **dwelling units** is 48; and
- (F) **Parking spaces** must be provided at a minimum rate of 0.25 for each **dwelling unit** or bed sitting room.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 67, of former City of Scarborough by-law 9510.

(41) Exception I 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** is 104;
- (B) The minimum **building setback** from a **lot line** is 3.0 metres;
- (C) The maximum height of a **building** is the lesser of 6 **storeys** and 20.5 metres;
- (D) The minimum **building setback** from a top-of-bank line is 10.0 metres;
- (E) **Parking spaces** must be provided at the minimum rate of:
  - (i) 1.0 for each **dwelling unit**;
  - (ii) 0.1 for each **dwelling unit** and used for visitor parking; and
  - (ii) 0.25 per **nursing home dwelling unit** or bed sitting room;
- (F) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and
- (G) A **group home** and a **residential care home** are not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(42) Exception I 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite article 80.10.20 the only use permitted is a **nursing home**;
- (B) The maximum height of a **building** or **structure** is the lesser of 4 **storeys** or the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;



(C) The minimum **building setback** from a **lot line** is:

- (i) from a **front lot line**, 36 metres measured from the centre line of the original road allowance of Kennedy Rd.;
  - (ii) from a **side lot line**, is 7.5 metres or half the height of the **building** whichever is the greater; and
  - (iii) 7.5 metres from a **rear lot line**;
- (D) Despite C(i) a canopy extending from the front **main wall** of the **building** may encroach a maximum of 4.5 metres into the required **front yard setback**;
- (E) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law;
- (F) An underground parking **structure** may be located in a required yard if it is setback from a **lot line** a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**;
- (G) A minimum of 56 automobile **parking spaces** must be provided; and
- (H) A minimum 30% of the **lot area** to be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(43) Exception I 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite 80.10.20 the only uses permitted are:
- (i) **place of worship**;
  - (ii) **retirement home** or **day nursery**; if they are in conjunction with a **place of worship** on the site; and
  - (iii) **dwelling unit** if it is in an **apartment building**;
- (B) The maximum **gross floor area** of all **apartment buildings** and **retirement Homes** must not be more than 1.4 time the **lot area**;
- (C) The maximum **gross floor area** of all **places of worship** and **day nurseries** must not be more than 0.5 times the **lot area**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) **Amenity space** must be provided at the minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Parking spaces** must be provided at the minimum rate of:
- (i) 1.25 per **dwelling unit**; and
  - (ii) 0.25 per seniors apartment **dwelling unit**;
- (G) The maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law; and
- (H) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(44) Exception I 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **Parking spaces** must be provided at the minimum rate of 3 for 100 square metres of **gross floor area**;
- (B) The minimum **building setback** from a **lot line** is:



- (i) 3.0 metres from the westerly **lot line**;
  - (ii) 9.0 metres from the easterly **lot line**;
  - (iii) 6.0 metres from the southerly **lot line**; and
  - (iv) 6.0 metre where the **lot line** abuts Lawrence Ave.;
- (C) A minimum 6.0 metre wide strip of land along the entire length of the easterly **lot line** must be used for **landscaping** and a pedestrian and bicycle pathway;
- (D) The maximum height of a **building** is 2 **storeys** and 15.0 metres;
- (E) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and
- (F) police station, fire hall and other essential municipal services are also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(45) Exception I 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts McCowan Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (D) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(46) Exception I 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 33.0 metres where the **lot line** abuts Sheppard Ave., measured from the original centreline of the road; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (ii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;
- (C) The maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law; and
- (D) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 18 of former City of Scarborough by-law 10076.

(50) Exception I 50



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 4.0 metres;
- (B) The minimum **building setback** from the easterly **lot line** is 6.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) **Parking spaces** must be provided at the rate of: 0.3 for each **dwelling unit** or bed sitting room; and
- (F) The maximum height of a **building** or **structure** is 12.0 metres and 3 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(52) Exception I 52**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 36.0 metres, measured from the original centreline of the **street**; and
- (B) An entire **building** or **structure** must be at least 76 metres from the top of the bluff.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(53) Exception I 53**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite permission to the contrary, the only use permitted is a senior citizen apartment;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres where the **lot line** abuts Kingston Rd., measured from the centreline of the road; and
  - (ii) 12.0 where the **lot line** abuts Brimley Rd.;
- (C) The minimum **building setback** from a **rear lot line** is a distance equal to half the height of the **building**;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 7.5 metres from the easterly **lot line**;
  - (ii) a distance equal to half the height of the **building**, from a **side lot line** does not abut a **street**;
- (E) The maximum **lot coverage** is 18%;
- (F) A **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** if it is setback from a **lot line** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade;
- (G) Indoor **amenity space** must be provided at the rate of 0.9 square metres for each **dwelling unit**;
- (H) A minimum of 60% of the area of the **lot** must be **landscaped**; and
- (I) **Parking spaces** must be provided at a rate of:
  - (i) 0.2 for each **dwelling unit** and used for resident parking; plus
  - (ii) 0.05 for each **dwelling unit** and used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)



(55) Exception I 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The maximum **lot coverage** is 40%; and
- (C) All lands not covered by **buildings** and required **parking spaces** must be **landscaped**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 44, of former City of Scarborough by-law 10327.

(56) Exception I 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Old Kingston Rd. is 25.9 metres, measured from the original centreline of the **street**;
- (B) The maximum height of a **building** is the lesser of 4 **storeys** and 13.5 metres;
- (C) The minimum **building setback** from the westerly **lot line** is 4.5 metres;
- (D) The minimum **building setback** from the most southerly **lot line** of **lot 3**, Plan M-1677 is 4.5 metres;
- (E) The minimum **building setback** from all other **side lot line** and **rear lot line** is 7.5 metres;
- (F) A minimum of 30% of the **lot area** must be **landscaped**;
- (G) The maximum number of beds is 132, including 32 nursing beds;
- (H) **Parking spaces** must be provided at a rate of 1 for each 4 beds; and
- (I) A minimum of:
  - (i) 6 **parking space** may be located in the **front yard**; and
  - (ii) 55% of the required **parking spaces** may be located on a **lot** that is within 60.0 metres of this **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 46, of former City of Scarborough by-law 10327.

(57) Exception I 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 30.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres;
- (C) A minimum of 30% of the **lot area** must be **landscaped**; and
- (D) The maximum height of a **building** or **structure** is 2 **storeys** and 8.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 46, of former City of Scarborough by-law 10327.

(59) Exception I 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The maximum number of **dwelling units** is 25;
- (B) The maximum height of a **building** or **structure** is 14.5 metres and 4 **storeys**;
- (C) Indoor **amenity space** must be provided at a rate of 1.12 square metres for each **dwelling unit**;
- (D) The maximum **lot coverage** is 33%;
- (E) The minimum **building setback** from **side lot line** is:
  - (i) 3.0 metres from the southerly **side lot line**; and
  - (ii) 2.5 metres from the northerly **side lot line**;
- (F) A balcony may encroach a maximum of 1.5 metres into a required **side yard**;
- (G) Indoor parking must be provided at a rate of 1 for each **dwelling unit**;
- (H) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (I) The only use permitted is a **Residential Care Home**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(60) Exception I 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Galloway Rd., Morningside Ave., Manse Rd. or Beechgrove Dr. is 31.0 metres; and
  - (ii) any other **street** is 9.0 metres;
- (B) The minimum **building setback** from **rear lot line** or a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**; and
- (C) Underground parking **structures** may be located in a required yard if they are set back from a **lot** the greater of:
  - (i) 3.0 metres; and
  - (ii) the distance between the elevation of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 50, of former City of Scarborough by-law 10327

(61) Exception I 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres where the **lot line** abut Old Kingston Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **buildings** on the same is a distance equal to half the combined total height of the two **buildings**;
- (D) Indoor **amenity space** must be provided at the rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone or RS zone is 7.5 metres;
- (F) The maximum **gross floor area** must not be greater than 1.75 times the area of the **lot**;
- (G) The maximum **lot coverage** is 18%;



- (H) **Parking space** may be located in a yard that abuts a **street**;
- (I) **Parking spaces** must be provided at a rate of 3 for each 20 **dwelling units**; and
- (J) The only use permitted is a **dwelling unit** in a senior citizens' **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(62) Exception I 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Ave. is 36.0 metres;
  - (ii) Morningside Ave. is 31.0 metres; and
  - (iii) any other **street** is 9.0 metres;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the combined total height of the two **buildings**; [ By-law: 1268-2023 ]
- (D) Indoor **amenity space** must be provided at the rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) The maximum **gross floor area** must not be greater than 1.7 times the area of the **lot**;
- (F) The maximum **lot coverage** is 18%;
- (G) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** a distance equal to the distance between the elevation of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;
- (H) **Parking spaces** must be provided at a rate of 3 for each 20 **dwelling units**; and
- (I) The only use permitted is a **dwelling unit** in a senior citizens' **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(63) Exception I 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The **gross floor area** of all **buildings** must not be more than 1.5 time the area of the **lot**;
- (C) Indoor **amenity space** must be provided at the rate of 2.0 square metres for each **dwelling unit** or bed sitting room;
- (D) The maximum number of nursing beds is 180;
- (E) The maximum number of **dwelling unit** is:
  - (i) 130 if located in an **apartment building**; and
  - (ii) 26 if located in a **townhouse building**;
- (F) The maximum height of a **building** or **structure** is 5 **storeys** and 22.0 metres; and
- (G) **Parking spaces** must be provided at a minimum rate of;
  - (i) minimum 0.25 for each nursing bed or bed sitting room;
  - (ii) minimum 1.4 for each **townhouse dwelling unit**, of which a minimum of 0.2 **parking spaces** per unit is to be used as visitor **parking spaces**; and
  - (iii) maximum 0.5 for each Senior Citizens' apartment **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)



(64) Exception I 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres where the **lot line** abuts Old Kingston Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (C) The **gross floor area** of all **buildings** must not be more than 50% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 36 and 37, of former City of Scarborough by-law 10327.

(66) Exception I 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 148-2004.

(67) Exception I 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only use permitted on the lands covered by this exception is a detention facility operated by the Government of Canada or the Province of Ontario.

Prevailing By-laws and Prevailing Sections: (None Apply)

(68) Exception I 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Only a fire hall, police station or ambulance depot is permitted, and the **building** must be:
  - (i) set back 7.5 metres from a **lot line** that abuts a **street**; and
  - (iii) set back 3.0 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(69) Exception I 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The only uses permitted on these lands is a Senior Citizens' Home and a Seniors' Day Care Centre;
- (B) For the purposes of this Exception:
  - (i) Senior Citizens' Home means any **premises** in which persons are cared for and lodged in **dwelling units** and where **ancillary** administrative, recreational, dining, personal care, religious, nursing, medical care and treatment facilities may be provided; and



- (ii) for the purposes of this Exception, Seniors' Day Care Centre means a facility for the provision of temporary care for Senior Citizens, for a continuous period not exceeding twenty-four hours. Services provided at the Centre may include preventive medicine, remedial and counselling services, and social, recreational and educational programs for Senior Citizens only;

- (C) The maximum number of **dwelling units** is 133;
- (D) The minimum **building setback** from a **lot line** is 3.0 metres;
- (E) The maximum **interior floor area** to be used as a Seniors' Day Care Centre is 215 square metres;
- (F) The maximum **interior floor area** used for an Auditorium is 280 square metres;
- (G) The maximum **building** height is 27.0 metres;
- (H) The maximum **lot coverage** is 27%;
- (I) The minimum number of **parking spaces** to be provided is 103; and
- (J) **Parking spaces** and the associated **driveways** are permitted in the **street yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(70) Exception I 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Only a **Nursing Home** is permitted with a maximum of 199 beds;
- (B) **Parking spaces** must be provided at a minimum rate of 3 for each 10 beds;
- (C) required **parking spaces** must be located in a **side yard** or **rear yard**, except that **parking spaces** may be located in the **front yard** or a **side yard** that abuts a **street** on **Lots** 22 to 26 inclusive, of Registered Plan Number 5033;
- (D) A minimum of 25% of the **lot area** must be used for **landscaping**;
- (E) except for permitted **parking spaces** and **drive aisles**, the **front yard** must be used for no other purpose than **landscaping**; and
- (F) A minimum of one elevator must be provided in each **building** of more than one- **storey** in height.

Prevailing By-laws and Prevailing Sections: (None Apply)

(71) Exception I 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The requirements of (A) above, do not apply to a **transportation use**;
- (C) Clauses 80.10.30.20, 80.10.40.70 and 80.10.50.10 do not apply to a **transportation use**;
- (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 regulation 80.20.40.40(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)

(72) Exception I 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only the following uses are permitted:
- (i) a **place of worship**;



- (ii) a **retirement home** consisting of a maximum of 190 self-contained **dwelling units** and in addition there must be communal eating and recreation facilities; and
  - (iii) medical office, office, and convenience commercial uses, **ancillary** to the **retirement home**, if the total cumulative interior floor of all these uses is not more than 92.0 square metres;
- (B) The minimum **building setback** from a **lot line** is:
- (i) 25.0 metres from a **lot line** that abuts Danforth Rd.;
  - (ii) 30.0 metres from the westerly **lot line**; and
  - (iii) 12.0 metres in all other cases;
- (C) The maximum **lot coverage** is 20%;
- (D) A minimum of 40% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structure** is the greater of:
- (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) The maximum **gross floor area** of all **buildings** is not more than 130% of the area of the **lot**;
- (G) The maximum **building** height is the lesser of 8 **storeys** and 26.0 metres; and
- (H) **Parking spaces** must be provided in compliance with the following:
- (i) for a **place of worship** use, at a minimum rate of 13.24 **parking spaces** for each 100 square metres of the following: **gross floor area** minus the **interior floor area** of **basements** and rooms used exclusively for heating, cooling, ventilation and electrical; and
  - (ii) for a **retirement home**, at a minimum rate of one **parking space** for each 5 **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(73) Exception I 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only uses permitted on the **lot** are:
- (i) **day nursery**;
  - (ii) **nursing home**;
  - (iii) **place of worship**; and
  - (iv) **retirement home**;
- (B) The minimum **building setback** from a **lot line** is:
- (i) 11.0 metres if the **lot line** abuts a **street**;
  - (ii) 7.5 metres from the **rear lot line**; and
  - (iii) 6.0 metres from the east **lot line**;
- (C) The maximum height of a **building** is 12.0 metres and 3 **storeys**;
- (D) The maximum **lot coverage** is 50%; and
- (E) **Parking spaces** for the **nursing home** and **retirement home** must be provided at a minimum rate of 0.3 for each bed sitting room and **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(74) Exception I 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The only uses permitted on the **lot** are:
- (i) **day nursery**;
  - (ii) **nursing home**;
  - (iii) **hospital**; and
  - (iv) **retirement home**;
- (B) The intensity of use must not exceed an F.S.I. of 1.8; and for the purpose of this exception, Floor Space Index (F.S.I.) means the ratio of the total floor area to the area of the **lot** and is defined as; "Total Floor Area means the aggregate of the areas of each floor above grade measured between the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of motor **vehicles**, locker storage and laundry facilities, but excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any area used for recreational or mechanical purposes";
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (D) The minimum above ground separation between the **main walls** of two **buildings** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 18.0 metres if the **lot line** abuts Sheppard Ave.; and
  - (ii) 12.0 metres if the **lot line** abuts Pharmacy Ave.;
- (G) **Parking spaces** must be provided at a minimum rate of 1 for each 7 **dwelling units** or **bed-sitting rooms**;
- (H) The maximum **lot coverage** is 19.6%; and
- (I) **Parking spaces** are permitted to be located in a yard that abuts Pharmacy Ave.

Prevailing By-laws and Prevailing Sections: (None Apply)

(76) Exception I 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is
- (i) 36.0 metres, measured from the original centreline of the **street** if the **lot line** abuts Finch Ave.; and
  - (ii) 26.0 metres, measured from the original centreline of the **street** if the **lot line** abuts Brimley Rd.;
- (B) The maximum **gross floor area** of all **buildings** may not be greater than 40% of the **lot area**;
- (C) Underground **structures** used for parking must be set back from a **lot line** a distance equal to the distance between the elevation of the finished surface of the lowest floor of the **structure** and the elevation of the ground at the **front lot line**;
- (D) All lands not used for **parking spaces** and **driveways** must be **landscaped**; and
- (E) The only uses permitted are ambulance depots, fire halls, police stations, police training facilities, **public utilities**, and **public works yards**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(77) Exception I 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is 7.5 metres;
- (C) A maximum of 8 **parking spaces** for visitor parking may be located in the **front yard**; and
- (D) Despite the uses permitted in article 80.10.20, the only uses permitted are ambulance depots, fire halls, police stations, police training facilities, **public utilities**, and **public works yards**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(77) Exception I 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 4620 Finch Avenue East, 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 of the lands outlined by heavy lines on Diagram 1 of By-law 938-2020;
- (C) Despite regulation 80.5.40.10(1), height is measured from 185.2 Canadian Geodetic Datum to the highest point of the **building**.
- (D) Despite regulation 80.10.30.40(1), the permitted maximum **lot coverage** is 45 percent.
- (E) Despite regulation 80.10.40.10(1), the permitted maximum height of a **building** containing a **student residence** is the lesser of 33 metres or 10 **storeys**.
- (F) Notwithstanding (E), the permitted maximum height of a **building** containing a **private school** is the height of the **building or structure** that lawfully existed on the date of the enactment of By-law 938-2020.
- (G) Despite (E) and (F) above, as well as regulations 80.5.40.10(3) and 80.5.40.10(4), the following **building** elements may project above the permitted maximum height:
  - (i) mechanical penthouses to a maximum of 5 metres in height; and
  - (ii) parapets, retaining walls, exterior stairways, roof **structures** used only as ornaments (including eaves, cornices, balustrades and mullions), **green roof** features or elements, railings, stairwells to access the roof, window washing equipment, screen walls, roof-mounted mechanical equipment and elevator and stair enclosures each to a maximum height of 2.5 metres.
- (H) Despite regulation 80.10.40.40 (1), the permitted maximum **gross floor area** of **buildings and structures** on the lot is 16,500 square metres of which:
  - (i) the permitted maximum **gross floor area** used for a **student residence** is 10,000 square metres; and
  - (ii) the permitted maximum **gross floor area** used for a **private school** is 6,500 square metres.
- (I) A minimum of 10 percent of the **lot area** must be **soft landscaping**.
- (J) Despite the encroachments permitted in clause 80.10.40.60, the following **building** elements are permitted to encroach into the required minimum **building setbacks**:
  - (i) awnings, canopies, box windows or bay windows, window sills, railings, lighting fixtures, ornamental elements, transformer vaults, signs, retaining walls, covered bicycle parking, exterior stairways and stairway enclosures, wheelchair ramps and decks, ramps, pergolas and gazebos.
- (K) Despite regulation 80.10.40.70 (2), the required minimum **building setbacks** are:
  - (i) 36.0 metres from the original centerline of Finch Avenue; and
  - (ii) 9.0 metres from a **side lot line** or **rear lot line**.
- (L) Despite regulation 80.10.50.10, a minimum of 35 percent of the **front yard** must be **landscaping**, of which a minimum of 50 percent must be **soft landscaping**.
- (M) Despite regulation 150.48.50.10(1), a minimum 1.0 metre wide strip of **soft landscaping** along the **rear lot line** must be provided.



(N) Despite regulation 200.5.10.1(1), **parking spaces** must be provided on the **lot** in accordance with the following:

- (i) a minimum of 50 **parking spaces** are required for a **private school**;
- (ii) no **parking spaces** are required for a **student residence**; and
- (iii) despite regulation 200.15.10(1), of the required **parking spaces** provided, a minimum of 2 must be accessible **parking spaces**.

(O) Despite regulation 220.5.10.1(1), one Type "B" **loading space** must be provided.

(P) Despite regulation 230.5.10.1(1), **bicycle parking spaces** must be provided on the **lot** in accordance with the following:

- (i) a minimum of 37 "long term" **bicycle parking spaces**;
- (ii) a minimum of 20 "short term" **bicycle parking spaces**; and
- (iii) despite regulations 230.5.1.10(6) and (9), "long-term" **bicycle parking spaces** must be located in a **building** or a secure and weather protected bicycle parking area.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 938-2020 Enacted ]

(85) Exception I 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation to the contrary, only a **nursing home** is permitted;
- (B) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** and a **rear lot line** is the greater of 7.5 metres and half the height of the **building**;
- (D) A minimum of 30% of the **lot area** must be used for no other purpose than **landscaping**;
- (E) The maximum **building** height is the lesser of 8 **storeys** and 26 metres;
- (F) **Parking spaces** must be provided at a minimum rate of 0.3 for each bed in the **nursing home**; and
- (G) **Parking spaces** must be located in a **side yard** or **rear yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(86) Exception I 86

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, a senior's **apartment building**, **nursing homes**, living accommodation for Scarborough **hospital** personnel, and offices for medical practitioners are also permitted;
- (B) The maximum **lot coverage** is the **lot coverage** that existed on the date of the enactment of this By-law; and
- (C) The maximum **gross floor area** is the **gross floor area** that existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(87) Exception I 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) In addition to the uses permitted in the zone, a senior's **apartment building, nursing homes**, living accommodation for Scarborough **hospital** personnel, and offices for medical practitioners are also permitted;
- (B) The maximum **gross floor area** is the **gross floor area** that existed on the date of the enactment of this By-law; and
- (C) The maximum **lot coverage** is the **lot coverage** that existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(88) Exception I 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a **post-secondary school** is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On the lands municipally known as 317 Dundas St. W., Section 12(2) 226 of former City of Toronto of By-law 438-86;
- (C) On 317 Dundas St. W., City of Toronto by-law 997-04; and
- (D) On 20 GRANGE RD, 100 McCaul St., 100R McCaul St., the even numbered addresses of 74-76 McCaul St., and 80 McCaul St., City of Toronto by-law 714-01.

(90) Exception I 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 8, of former City of Scarborough by-law 12077.

(91) Exception I 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The only uses permitted are a residential care facility and office related to the provision of community or public services;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) 3.0 metres from a lot line that abuts a **street**; and
  - (ii) 5.0 metres from a **side lot line**;
- (C) The maximum **lot coverage** is 35%; and
- (D) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each 100 square metres of **gross floor area** use for the residential care facility; and
  - (ii) 2.25 for each 100 square metres of **gross floor area** use for office related to the provision of community or public services.

Prevailing By-laws and Prevailing Sections: (None Apply)

(93) Exception I 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions:

- (A) The only use permitted is a fire hall;
- (B) The minimum **building setback** is:
  - (i) 12.0 metres from the **front lot line**; and
  - (ii) half the height of the **building** from a **side lot line** and **rear lot line**; and
- (C) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(94) Exception I 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (B) A wholly enclosed and roofed **building** or **structure** used for the storage of waste may be located in a **front yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
- (C) A minimum of 20% of the required **parking spaces** are for visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 46, of former City of Scarborough by-law 10327.

(95) Exception I 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.



## 900.31 IH - Zone

### 900.31.1 General

#### (1) (1) IH Zone Exceptions

The regulations located in Article 900.31.10 apply only to the exceptions subject to the IH zone and identified with the corresponding exception number.

### 900.31.10 Exceptions for IH Zone

#### (1) Exception IH 1

The lands or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 175 Elizabeth Street, none of the provisions of 230.5.1.10(7) and (9), 230.80.1.20(2), 600.10 and 600.10.10 apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with By-law 1303-2018, including compliance with Regulations (B) to (L) below;
- (B) Despite Regulation 80.5.40.10(1), the average elevation of the ground is the Canadian Geodetic Datum elevation of 96.13 metres;
- (C) Despite Clauses 80.5.40.10 and 80.20.40.10, the height of any **building or structure** must not exceed the maximum height in metres specified by the numbers following the letters "HT" shown on Diagrams 3 and 4 of By-law 1303-2018;
- (D) Despite Clause 80.20.40.40, the permitted maximum floor space index of the **building** is 20.5;
- (E) Despite Regulation 80.20.20.100(4)(B), a **retail store, personal service shop and eating establishment** may have an **interior floor area** of up to 500 square metres;
- (F) In addition to the uses permitted by Article 80.20.20, a **community centre, club and recreation use**, with the exception of a billiards hall and pool hall, are also permitted;
- (G) The combined maximum **interior floor area** of a **club** and a **recreation use** is 1,000 square metres;
- (H) No portion of the **building** above ground is located other than wholly within the areas delineated by heavy lines on Diagram 3 of By-law 1303-2018 with the exception of a permitted **building or structure** related to a publicly accessible pedestrian connection located not less than 10 metres above **grade** and connecting the **building** to an institutional **building** across and on the west side of Elizabeth Street;
- (I) Despite Clauses 80.5.40.70 and 80.20.40.70, the minimum **building setbacks** are:
  - (i) For the first 10 metres of the **building** above ground, as shown on Diagrams 3 and 4 of By-law 1303-2018 being 4.0 metres from the southerly **front lot line**, 3.0 metres from the northerly **side lot line** and 3.0 metres from the westerly **side lot line**, but specifically excluding supporting columns, piers or other structural systems; and
  - (ii) No setback will be required for any portion of the **building** located 10.0 metres above the average elevation of the ground identified in Regulation (B) above;
- (J) Despite Regulation (I) above, the height of any **building or structure**, including permitted exceptions, is subject to any further limitations as may be set out in a by-law passed under an agreement pursuant to section 5.81 of the Aeronautics Act, R.S.C. 1985 c.A-2;
- (K) Despite the parking requirements in Article 200.5.10, no **parking spaces** are required to be provided; and
- (L) Despite Clause 80.20.90.10 and Chapter 220, a total of 5 **loading spaces** may be located on the adjacent lands municipally known as 674-686 Bay Street, 72-74 Elm Street and 85-87 Walton Street.

Prevailing By-laws and Prevailing Sections: (None apply)

[ By-law: 1303-2018 ]

#### (2) Exception IH 2



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A single **nursing home** use is permitted provided:
  - (i) the maximum height of the **nursing home** is the lesser of 3 **storeys** and 12.0 metres;
  - (ii) the **nursing home** is have a maximum of 160 **bed-sitting rooms**; and
  - (iii) there must be a minimum of 21 **parking spaces** provided for the **nursing home**;
- (B) A single medical office **building** is permitted if:
  - (i) the maximum height of the medical office **building** is the lesser of 4 **storeys** and 16.0 metres; and
  - (ii) parking must be provided at the minimum rate of 3.0 spaces for each 100 square metres used as a **financial institution** or pharmacy and at a minimum rate of 5.5 **parking spaces** for each 100 square metres used for all other offices uses in the **building**; and
- (C) On the date of the enactment of this By-law:
  - (i) the maximum **lot coverage** is equal to the area of the **lot** covered by all **building** and **structures**;
  - (ii) the permitted maximum **gross floor area** for all **buildings** on a **lot** is not exceed the **gross floor area** of all **building** existing on the **lot**;
  - (iii) the minimum number of required **parking spaces** is not be reduced to less than the number of **parking spaces** existing or required; and
  - (iv) the maximum height for any part of a **building** is equal to the existing height of that part of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception IH 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known as 140, 150, 160, 170, 190 and 220 Sherway Drive, if the requirements of Section 11 and Schedule A of By-law 814-2021 are complied with, **buildings** and **structures** may be erected, used or enlarged in compliance with (B) to (P) below;
- (B) For the purposes of this exception:
  - (i) Area A, Area B, Area C and Area D are shown on Diagram 7 of By-law 814-2021;
  - (ii) **lot** is defined as the lands outlined by black lines collectively comprising Area A, Area B, Area C and Area D identified on Diagram 7 attached to By-law 814-2021;
  - (iii) **lot line** is defined to include the boundary of any of Areas A, Area B, Area C and Area D identified on Diagram 7 attached to By-law 814-2021; and
  - (iv) Area A, Area B, Area C and Area D are defined to include the corresponding area within the **lot** as identified on Diagram 7 attached to By-law 814-2021;
- (C) Despite Regulation 80.5.40.10(1), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevations identified for Area A, Area B, Area C, and Area D below and the highest point of the **building** or **structure**. The Canadian Geodetic Datum elevations are as follows:
  - (i) 110.4 metres for Area A; [ By-law: 938-2021 ]
  - (ii) 111.5 metres for Area B;
  - (iii) 111.4 metres for Area C; and
  - (iv) 110.6 metres for Area D;
- (D) Despite Regulation 80.20.40.10(1), the maximum permitted **building** height for the Area A and Area B shown on Diagram 7 of By-law 814-2021 are as follows:



- (i) Area A: 23 metres; and
  - (ii) Area B: 46 metres to a maximum of 9 **storeys**, in which:
    - (a) only indoor **amenity space** is permitted above the 8th **storey** to a maximum **gross floor area** of 350 square metres;
- (E) Despite Regulation 80.20.40.10(1), within Area C and Area D, the height of any **building** or **structure** existing on the date of the enactment of By-law 814-2021 is deemed to comply;
- (F) Despite Regulations 80.5.40.10(3) and (4), and (D) and (E) above, within Area A and Area B as shown on Diagram 7 of By-law 814-2021, the following elements of a **building** may project to a maximum of 6.0 metres above the maximum permitted **building** heights:
  - (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
  - (ii) **structures** or parts of the **building** that are used for the functional operation of the **building**, such as mechanical penthouse, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities;
  - (iii) **structures** that enclose, screen or cover the elements listed in (i) and (ii) above; and
  - (iv) parapets, safety screens, and safety railings;
- (G) Despite Regulation 80.20.40.40(1), the maximum permitted **gross floor area** for Areas A, Area B, Area C, and Area D as shown on Diagram 7 of By-law 814-2021 is as follows:
  - (i) 26,500 square metres in Area A;
  - (ii) 50,500 square metres in Area B, of which a maximum of 47,500 square metres is permitted for a **hospital building**;
  - (iii) 31,000 square metres in Area C; and
  - (iv) 6,600 square metres in Area D;
- (H) Despite Clause 80.20.40.70, **building setbacks** of any existing **buildings** and **structures** within Area C and Area D at the time of the passing of By-law 814-2021 are the minimum required **building setbacks** for those **buildings** and **structures**;
- (I) Despite Clause 80.20.40.70, the minimum required **building setbacks** from the **lot lines** for Area A and Area B as shown on Diagrams 7 and 8 of By-law 814-2021 must be:
  - (i) 3.0 metres for **front yards**;
  - (ii) 5.0 meters for **rear yards**;
  - (iii) 3.0 metres for **side yards**;
  - (iv) 5.0 metres from any **lot lines** abutting utility corridors; and
  - (v) Notwithstanding provisions (i) to (iii) above, a minimum required **building setback** of 3.0 metres must be provided from any **lot line** abutting a future public **street**, as shown on Diagram 7 and 8 of this By-law;
- (J) For the purposes of this exception, the **front lot line** for:
  - (i) Area A is the **lot line** abutting the future public **street** as shown on Diagram 8 of By-law 814-2021; and
  - (ii) Area B is the **lot line** abutting The West Mall;
- (K) For Area B, where a **main wall** of the **building** has windows and a line projected at a right angle from one of these **main walls** intercepts another **main wall** with windows on the same **building**, the required minimum above-ground separation distance between the **main walls** must be 19.0 metres;
- (L) The minimum **soft landscaping** requirement for Area A and Area B is 10 percent of the total area for each respective Area, as shown on Diagram 7 of By-law 814-2021;
- (M) Despite Regulation 200.5.10.1 and Table 200.5.10.1, required **parking spaces** for Area A, Area B, Area C and Area D must be provided as follows:
  - (i) 1.59 **parking spaces** per 100 square metres of **gross floor area** for a **hospital**;
  - (ii) 2.4 **parking spaces** per 100 square metres of **gross floor area** for a medical office use; and



- (iii) 0.3 **parking spaces** per **dwelling unit** and **bed-sitting room** for a **hospice care home**;
- (N) Despite Clause 80.5.80.10, a maximum of 16 percent of the **parking spaces** required in (M) above may be located off-site within 300 metres of the lands identified in Diagram 1 and must be available for the use for which it is required. Required parking may also be provided in the area allocated for **ancillary** parking in the ON - Open Space Natural Zone, as identified in Diagram 8;
- (O) Despite Clause 220.5.10.1, a minimum of 4 'Type A' **loading spaces** and 2 'Type B' **loading spaces** must be provided for the **hospital** in Area B; and
- (P) The lands identified with the symbol "(H)" in the zone label on Diagram 2 of By-law 814-2021 are restricted in use as specified by Section 10 of By-law 814-2021.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 814-2021 ]

(4) Exception IH 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 55 - 57 Ameer St., 3560 Bathurst St., and 30 - 36 Baycrest Avenue, Section 64.44(2), of the former City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(5) Exception IH 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) On 274 St. Johns Road, 625-637 Runnymede Road and 40 Fiske Avenue, as shown on Diagram 1 of this By-law, a **building, structure**, addition or enlargement is permitted in compliance with (B) through (J) below;
- (B) Despite regulation 80.20.40.40(1), the permitted maximum combined **gross floor area** for a **hospital, nursing home** and **ancillary** uses is 28,000 square metres;
- (C) Despite regulation 80.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 119.0 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulations 80.20.40.10(1), the permitted maximum height of any **building** or **structure** on the lot is the height in metres specified by the numbers following the symbol HT as shown on Diagram 5 of By-law 643-2020, inclusive of rooftop facilities, elements, **structures** and mechanical penthouse otherwise permitted by clause 80.5.40.10;
- (E) Despite (D) above, exhaust fans, flue stacks and ladders may project above the permitted maximum **building** heights shown on Diagram 5 of By-law 643-2020, by no more than 6.0 metres;
- (F) Despite clause 80.20.40.70, the required minimum **building setback** in metres are as shown on Diagram 5 of By-law 643-2020;
- (G) Despite regulations 200.5.10.1.(1), **vehicle parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) a minimum of 0.42 **parking spaces** per 100 square metres of existing **gross floor area** must be provided for the existing **hospital**; and
  - (ii) a minimum of 0.30 **parking spaces** per **bed-sitting room** must be provided for the **nursing home**;
- (H) Despite regulation 200.15.1.(4) and By-law 579-2017 accessible **parking spaces** will 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;



- (I) Regulation 200.15.1(4), with respect to the location of accessible **parking spaces**, does not apply; and
- (J) Despite clause 220.5.10.1, a minimum of 3 Type "B" **loading spaces** and 2 Type "C" **loading spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[Diagram 5 amended by By-law 950-2020]  
[ By-law: 643-2020 Enacted ]

(6) Exception IH 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 0.75;
- (B) The permitted maximum height must not exceed the height of the tallest **lawfully existing building or structure** on the **lot**; and
- (C) The minimum required **building setback** from each **lot line** is the distance between that **lot line** and the nearest **main wall of a lawfully existing building** on the **lot**.
- (D) The requirements of (A), (B) and (C) above, do not apply to a **building or structure** with a **transportation use**; [ By-law: 1115-2018 ]
- (E) For a **transportation use**:
  - (i) the following regulations and clauses do not apply: 5.10.30.1, 80.5.60.20, 80.10.30.40, 80.20.30.20, and 80.20.40.70; and
  - (ii) despite 80.5.50.10(1) a minimum 0.3 metre wide strip of **soft landscaping** must be provided along the part of the **lot line** abutting a **lot** in the Residential Zone category;
- (F) 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 [ By-law: 1115-2018 ]
- (G) Despite 80.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0. [ By-law: 0559-2014 (OMB PL130592); 1115-2018 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(8) Exception IH 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** must not exceed the lower of:
  - (i) 35%; or
  - (ii) that which existed on the date of the enactment of this By-law;
- (B) The maximum **gross floor area** is not exceed that which existed on the date of the enactment of this By-law;
- (C) The permitted maximum height for each part of each **building or structure** is not exceed that which existed for each part of each **building or structure** on the date of the enactment of this By-law;
- (D) The minimum required **front yard, side yard and rear yard setback** for each **building and structure** is not be less than that which existed for each part of each **building** on the date of the enactment of this By-law; and
- (E) The minimum number of **parking spaces** required is not be reduced to less than the number of **parking spaces** that existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception IH 10



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The ground floor area must not exceed 40% of the **lot area**;
- (B) The minimum **front yard setback** is 18 metres where the **front lot line** front onto Birchmount Rd.;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (D) The only use permitted is a **hospital**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(11) Exception IH 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (B) The **gross floor area** of all **buildings** must not be more than 100% of the **lot area**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 23 and 24, of former City of Scarborough by-law 11883.

(12) Exception IH 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, the following uses are also permitted:

- (i) **public school**;
- (ii) **private school**;
- (iii) **recreational use**;
- (iv) **club**;
- (v) **place of worship**; and
- (vi) **retirement home**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(13) Exception IH 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 124-2002.

(15) Exception IH 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Avenue, is 36.0 metres, measured from the original centreline of the **street**;
  - (ii) McCowan Avenue, is 25.0 metres, measured from the original centreline of the **street**;



- (B) Despite the conditions for conditional permitted uses in the zone, **nursing homes**, student accommodation, living accommodation for **hospital** personnel, and offices for medical practitioners are permitted without the need to be owned or operated on behalf of the **hospital**;
- (C) In addition to the uses permitted in the zone, a senior's **apartment building** is also permitted;
- (D) The requirements of (A) above do not apply to a **transportation use**;
- (E) Regulation 80.20.80.20(1) does not apply to a **parking space** provided for a **transportation use**;
- (F) 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**;
- (G) Regulation 80.20.30.20(1), and Clause 80.20.40.70 do not apply to a **transportation use**;
- (H) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**; and
- (I) Clause 80.20.30.40 does not apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 403-2022 ]

(16) Exception IH 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot** in the area bounded by College St., Queens Quay, John St. and Church St., a **recreation use** and an **amusement arcade** is permitted that is not subject to the required parking rates set out in this By-law; [TO: 438-86; 12(1) 397(ii)]
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and [TO: 438-86; 12(2) 132]
- (C) On the lands municipally known as 124 Edward St., despite regulation 80.20.20.100(20)(B), a **post-secondary school** is not required to be in association with a **hospital**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 256 of former City of Toronto By-law 438-86.

(23) Exception IH 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (B) City of Toronto by-law 593-06; and
- (C) On 610 University Ave., former City of Toronto by-law 326-92.



## 900.32 IE - Zone

### 900.32.1 General

#### (1) IE Zone Exceptions

The regulations located in Article 900.32.10 apply only to the exceptions subject to the IE zone and identified with the corresponding exception number.

### 900.32.10 Exceptions for IE Zone

#### (2) Exception IE 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

##### Site Specific Provisions:

- (A) no **building** is to be located less than 15.2 metres from any part of a **lot** located in the Residential Zone category or apartment zone category;
- (B) The maximum **building** height is 11.0 metres;
- (C) The minimum number of **parking space** required is:
  - (i) one **parking space** for every two full-time students of the University on this campus; and
  - (ii) one **parking space** for every two members of the Faculty of the University on this campus; and
- (D) The parking requirements contained in (C) applies to the all lands subject to Exception 2, despite any future division of the lands.

##### Prevailing By-laws and Prevailing Sections:

- (A) Section 64.21(1) of the North York zoning by-law 7625.

#### (3) Exception IE 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

##### Site Specific Provisions:

- (A) On 3199 Lake Shore Boulevard West if the requirements of By-law 665-2021 are complied with, a **building** or **structure**, addition or enlargement may be constructed in compliance with (B) through (P) below;
- (B) Despite Regulation 80.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 87.02 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulation 80.30.40.10(1), the permitted maximum height and number of **storeys** of a **building** or **structure** is the numerical value, in metres, following the letters "HT" and "ST" as shown on Diagram 3 of By-law 665-2021;
- (D) Despite Regulation 80.5.40.10 and (C) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 3 of By-law 665-2021:
  - (i) mechanical penthouse, mechanical equipment and associated screens to a maximum of 7.0 metres;
  - (ii) elevator overrun, stairs and stair enclosures to a maximum of 5.0 metres;
  - (iii) guardrails, parapets, safety railings, screens and trellises to a maximum of 3.0 metres;
  - (iv) chimneys, stacks, roof access hatches and ventilation shafts to a maximum of 1.5 metres; and
  - (v) window washing equipment to a maximum of 3.0 metres;
- (E) Despite Regulation 80.30.40.40(1), the permitted maximum total **gross floor area** is 50,500 square metres;



- (F) Despite Regulation 80.30.40.70(1), the required minimum **building setbacks** are as shown on Diagram 3 of By-law 665-2021;
- (G) Despite Regulation 80.5.40.60(1) and (F) above, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** Diagram 3 of By-law 665-2021:
- (i) awnings, canopies and terraces to a maximum of 1.5 metres;
  - (ii) cornices, eaves, light fixtures, sills and ornamental elements to a maximum of 0.9 metres; and
  - (iii) ramps, site servicing features, stairs and stair enclosures to a maximum of 4.0 metres
- (H) Despite Regulation 80.30.40.80(1), the required minimum separation distance between the **main walls** of **buildings** on the lands are as shown on Diagram 3 of By-law 665-2021;
- (I) Despite Regulation 200.5.10.1 (1) and Table 200.5.10.1, a minimum of 1 **parking space** for each 100 square metres of **gross floor area** shall be provided;
- (J) Despite Regulation 80.5.80.10 (1) and (2), required **parking spaces** may be provided on a **lot** that is not the same **lot** as the use for which the **parking spaces** are required, provided that the parking spaces are located at the following addresses:
- (i) 2 Colonel Smith Park Drive;
  - (ii) 3170 Lake Shore Boulevard West;
  - (iii) 3166 Lake Shore Boulevard West;
  - (iv) 3246 Lake Shore Boulevard West;
  - (v) 3253 Lake Shore Boulevard West;
  - (vi) 3120 Lake Shore Boulevard West; and
  - (vii) 170 Birmingham Street;
- (K) Notwithstanding (I) and (J) above, a minimum of 400 **parking spaces** shall be provided on the **lot**;
- (L) Despite Regulations 200.5.1(3) and 200.5.1.10(2), the existing **drive aisles** and existing **parking spaces** are permitted within their existing dimensions as of the date of passing of this By-law;
- (M) Despite Regulation 200.15.1(1) and (3), 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) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**;
- (N) Despite Regulation 200.15.10(1), a minimum of 10 accessible **parking spaces** must be provided on the lands for the combined uses of the **buildings**;
- (O) Despite Regulations 220.5.10.1(2), (3), (5) and (8) and 220.5.10.11(1), **loading spaces** must be provided and maintained in accordance with the following minimum amounts:
- (i) one (1) Type "A" **loading space** and one (1) Type "B" **loading space** must be provided;
- (P) Despite Regulation 230.5.10.1(1), **bicycle parking spaces** shall be provided and maintained in accordance with the following rates:
- (i) a minimum of 0.3 short-term **bicycle parking spaces** for each 100 square metres of **interior floor area** used for **post-secondary school** offices and classrooms; and
  - (ii) a minimum of 1.0 long-term **bicycle parking spaces** for each 100 square metres of **interior floor area** used for **post-secondary school** offices and classrooms.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 665-2021 ]

(8) Exception IE 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) A maximum of 12 coin operated **amusement devices** and one billiard table are permitted if located in the games room of Humber College Lake Shore Campus.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1988-11.

(10) Exception IE 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 603 Davenport Rd. in 1983, a **vehicle fuel station** is permitted if all other regulations of this By-law are complied with. [TO: 438-86; 12(1) 262]
- (B) Despite 200.5.10.1(1) no **parking spaces** are required for a **post-secondary school**. [ By-law: 0559-2014 (OMB PL130592) ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 359 of former City of Toronto By-law 438-86.

(12) Exception IE 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 7.5.4.25 of the former Borough of East York zoning by-law 6752. [ By-law: 607-2015 ]



## 900.33 IS - Zone

### 900.33.1 General

#### (1) IS Zone Exceptions

The regulations located in Article 900.33.10 apply only to the exceptions subject to the IS zone and identified with the corresponding exception number.

### 900.33.10 Exceptions for IS Zone

#### (1) Exception IS 1

The lands, or a 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 Regulation 80.40.40.70(1), the required minimum **building setback** is 5.5 metres from a **lot line** that abuts Cummer Avenue;
- (B) Regulation 80.40.50.10(1)(A) does not apply;
- (C) Despite Regulation 80.40.80.10(1), a **parking space** must be in a **side yard**, a **rear yard** or in an underground **parking garage**; and
- (D) Despite Regulation 80.40.90.10(1), a **loading space** must be on the **lot** and it may be in a **side yard** or **rear yard** that abuts a **lot** in the Residential Zone category if it is set back a minimum of 9.5 metres from that **lot**.
- (E) Despite Table 200.5.10.1, the required minimum number of **parking spaces** is:
  - (i) 110 **parking spaces**, plus; and
  - (ii) 1.5 **parking spaces** for every 100 square metres greater than 9,300 square metres of **gross floor area**. [ By-law: 1108-2017 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2017 ]



## 900.34 IPW - Zone

### 900.34.1 General

#### (1) IPW Zone Exceptions

The regulations located in Article 900.34.10 apply only to the exceptions subject to the IPW zone and identified with the corresponding exception number.

### 900.34.10 Exceptions for IPW Zone

#### (1) Exception IPW 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of North York by-law 26795; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

#### (2) Exception IPW 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum **building** height is the height of the **building** existing on the date of the enactment of this by-law;

(B) The minimum **building setback** from a **front lot line** is 12.0 metres;

(C) The minimum **building setback** from a **side lot line** is 3.0 metres;

(D) The minimum **building setback** from a **rear lot line** is 7.5 metres;

(E) The maximum **gross floor area** of all **buildings** may not be more than 37% of the **lot area**;

(F) The maximum **lot coverage** is 20%;

(G) The maximum **gross floor area** must not exceed 0.75 times the area of the **lot**;

(H) A **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** if it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to distance from the elevation of the surface of the lowest floor used for parking to the elevation of finished grade; and

(I) A 1.5 metre wide strip of land along the entire length of the southerly **lot line** must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

#### (3) Exception IPW 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The only use permitted is a **place of worship**;

(B) The minimum **building setback** from a **lot line** is:

(i) 12.0 metres from a **front lot line**; and

(ii) 7.5 metres from all other **lot lines**;



- (C) A **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:
- (i) 3.0 metres; and
  - (ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade;
- (D) The **gross floor area** of all **buildings** must not exceed 35% of the **lot area**; and
- (E) **Parking spaces** must be provided at a minimum rate of 3.57 for each 100 square metres of **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(4) Exception IPW 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** is the distance equal to the greater of:
- (i) 15.0 metres where the **lot line** abuts a **lot** in the RD zone or RS zone;
  - (ii) half the height of the **building**; and
  - (iii) half the width of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) The maximum **lot coverage** is 50%;
- (F) The maximum height of a **building** or **structure** is the actual **building** height that existed on the date of the enactment of this By-law.
- (E) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(5) Exception IPW 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) For a **transportation use**:
- (i) the following regulations and clauses do not apply: 80.5.60.20, 80.10.30.40, 80.50.30.20, 80.50.30.40, 80.50.40.70(4), 80.50.40.70(4), 80.50.50.10(1) and 80.50.80.10; and
  - (ii) despite 80.5.50.10(1) and 80.50.50.10(2) a minimum 0.3 metre wide strip of **soft landscaping** must be provided along the part of the **lot line** abutting a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1115-2018 ]

(6) Exception IPW 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
- (B) The maximum **gross floor area** permitted is 2583 square metres if there is a minimum of 87 **parking spaces** located on the **lot**;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;



- (E) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**;
- (F) The maximum height of a **building** or **structure** is the actual **building** height that existed on the date of the enactment of this By-law; and
- (G) If the **gross floor area** of all **buildings** on the **lot** is greater than a **gross floor area** of 2583 square metres, **parking spaces** for the **gross floor area** in excess of 2583 square metres must be provided at the parking rate required in this by-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(7) **Exception IPW 7**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**; and
- (D) A **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** if it is setback from a **lot line** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

(8) **Exception IPW 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) Despite regulation 80.50.40.10(3), an architectural element on the **place of worship building** may exceed the permitted maximum height of the **building** by 14.0 metres;
- (B) Despite regulation 80.50.40.70(1), the required minimum **building setback** from a **front lot line** is 3.0 metres;
- (C) Despite regulation 80.50.40.70(2), the required minimum **building setback** from a **side lot line** is 1.0 metre from the west **side lot line** and 8 metres from the east **side lot line**;
- (D) Despite regulation 80.50.40.70(4), the required minimum **rear yard setback** is 41 metres;
- (E) Despite regulation 80.50.50.10(1), a minimum of 36 percent of the required **landscaping** must be **soft landscaping**;
- (F) Despite regulation 80.50.50.10(2), a minimum 1 metre wide strip of **landscaping** is required along the full length of the west **lot line**;
- (G) Despite regulation 200.5.10.1(1), the minimum number of required **parking spaces** is 26, of which 2 parking spaces must comply with the minimum dimensions for an accessible **parking space**; and
- (H) Despite regulation 80.10.150.1(1), waste and recyclable material may be stored within a fenced enclosure.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 385-2019 ]

(9) **Exception IPW 9**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The maximum height of an existing **place of worship** is the height of the existing **building** as it existed on the date of the enactment of this By-law;
- (B) The maximum **lot coverage** is the percentage of the **lot area** covered by **buildings** as they existed on the **lot** on the date of the enactment of this By-law; and
- (C) The minimum **building setback** from a **lot line** is the **building setback** from each respective **lot line** to the **main wall** of the **building** s on the **lot** as they existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception IPW 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** other than Birchmount Rd. is 5.7 metres; and
- (E) The maximum **lot coverage** is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(11) Exception IPW 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is 9.0 metres;
- (B) The minimum **building setback** from the centreline of Highland Creek is 15.0 metres; and
- (C) The maximum **lot coverage** is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(12) Exception IPW 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (C) The permitted maximum height of a **building** or **structure** is the actual height of the **building** as it existed on the date of the enactment of the by-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(13) Exception IPW 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 6.0 metres;



- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (C) The permitted maximum height of a **building** or **structure** is the actual height of the **building** as it existed on the date of the enactment of the by-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception IPW 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (C) The minimum **building setback** from a **lot line** is:
  - (i) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (ii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception IPW 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **front lot line**, 7.5 metres;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and
- (C) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(16) Exception IPW 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) The minimum **building setback** from a **lot line** that abuts Markham Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**; and
- (D) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(18) Exception IPW 18



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(19) Exception IPW 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 30.0 metres where the **lot line** abuts Lawrence Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(20) Exception IPW 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 27.0 metres where the **lot line** abuts Victoria Park Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(21) Exception IPW 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 24.0 metres, measured from the original centreline of the **street**;



- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception IPW 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The **gross floor area** on the **lot** must not be more than 80% of the **lot area**;
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (E) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law

Prevailing By-laws and Prevailing Sections: (None Apply)

(24) Exception IPW 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is the greater of:
  - (i) 5.7 metres; and
  - (ii) a distance equal to half the height of the **building**;
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (E) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception IPW 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Bellamy Rd. is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **gross floor area** on the **lot** minus the **gross floor area** of the **basement** must not be more than 40% of the **lot area**;
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres; and



(E) The maximum number of **storeys** is 4.

Prevailing By-laws and Prevailing Sections: (None Apply)

(27) Exception IPW 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

- (i) 25.0 metres, measured from the original centreline of the **street**, if the **front lot line** abuts Danforth Ave., Danforth Rd. or Warden Ave.; and
- (ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(C) The maximum **lot coverage** is 50%; and

(D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) Exception IPW 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 4.5 metres;

(B) The minimum **building setback** from a **side lot line** is 1.2 metres;

(C) The **gross floor area** of all **buildings** must not be more than 70% of the area of the **lot**;

(D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and

(E) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(29) Exception IPW 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) The minimum **building setback** from a **lot line** is:

- (i) 0.75 metres from the easterly most **lot line**; and
- (ii) 3.0 metres from all other **lot lines**; and

(C) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(30) Exception IPW 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) 17.5 metres from a **front lot line**, measured from the original centreline of the **street**;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(31) Exception IPW 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **front lot line** is 30 metres where it abuts Ellesmere Rd., measured from the original centreline of the **street**;
  - (ii) from a **side lot line**, a distance equal to half the height of the **building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(32) Exception IPW 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 20.5 metres measured from the centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(33) Exception IPW 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 16.5 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 2.4 metres if the **side lot line** that abuts a **street**; and
  - (ii) 0.45 metres in all other cases;



(C) The **gross floor area** of all **buildings** must not exceed 30% of the **lot area**; and

(D) The maximum **lot coverage** is 33%;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 29 of former City of Scarborough by-law 9364

(34) Exception IPW 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 14.5 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** is 0.45 metres; and

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(35) Exception IPW 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

(i) 24.0 metres where the front line abuts Kingston Rd., measured from the original centreline of the **street**; and

(ii) 14.5 metres for all other **streets**, measured from the original centreline of the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(36) Exception IPW 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) The minimum **building setback** from a **lot line** is that abuts a **street** is 22 metres, measured from the original centreline of the **street**;

(C) The minimum **building setback** from a **side lot line** is the distance equal to half the height of the **building**; and

(D) **Gross floor area** calculations do not include **basements**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(37) Exception IPW 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 6.0 metres; and

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(38) Exception IPW 38



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **lot line** that abuts Kennedy Rd. is 25.0 metres measured from the original centreline of the **street**;
  - (ii) from a **side lot line**, is a distance equal to half the height of the **building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(39) Exception IPW 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **front lot line**, 16.0 metres measured from the original centreline of the **street**;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(40) Exception IPW 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres where the **lot line** abuts Finch Ave.;
  - (ii) 12.0 metres where the **lot line** abuts Pharmacy Ave.; and
  - 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) A **structure** used for below grade parking is permitted to encroach into a required yard setback that abuts a **street** if it is setback from a **lot line** a distance equal to distance from the surface of the lowest floor used for parking to the finished grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

(42) Exception IPW 42



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) from a **lot line** that abuts a **street**, 3.0 metres;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;
- (B) The maximum **lot coverage** is equal to the greater of:
  - (i) the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; or
  - (ii) 40%; and
- (C) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(43) Exception IPW 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) from a **lot line** that abuts a **street**, 3.0 metres;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;
- (B) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and
- (C) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(44) Exception IPW 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **place of worship** is permitted if a minimum of 86 **parking spaces** are provided for the first 2782 square metres of **building** used as a **place of worship** and any **gross floor area** in excess of 2782 square metres and used as a **place of worship** is provide parking in compliance with the requirements of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (D) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined total height of the two **buildings**; and
- (E) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)



(45) Exception IPW 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres where it abuts Sheppard Ave., Neilson Rd. or Finch Ave.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main wall** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**; and
- (D) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(46) Exception IPW 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;
- (C) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (D) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(47) Exception IPW 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)



(48) Exception IPW 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (ii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;
- (C) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (D) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(49) Exception IPW 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 13.0 metres where the **lot line** abuts Sheppard Ave.;
  - (ii) 9.0 metres where the **lot line** abuts Neilson Rd.; and
  - (iii) 12.0 metres from any other **lot line**;
- (B) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(50) Exception IPW 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 18.0 metres where the **lot line** abuts Sheppard Ave.;
  - (ii) 12.0 metres where the **lot line** abuts Milner Ave.; and
  - (iii) 12.0 metres from any other **lot line**;
- (B) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and
- (D) A gymnasium is also a permitted use on these lands.

Prevailing By-laws and Prevailing Sections: (None Apply)

(51) Exception IPW 51



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **dwelling unit** are permitted if there is a minimum of 480 square metres used as a **place of worship**;
- (B) The number of **dwelling units** must not be more than 1 **dwelling unit** for each 75.7 square metres of **lot area**;
- (C) The **gross floor area** for all uses on the **lot** must not be more than 1.41 times the area of the **lot**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) **Parking spaces** must be provided at a minimum rate of 1 **parking space** for **dwelling unit**, of which 30% must be for visitor parking;
- (F) Of the required **parking space** 25% may have a minimum width of 2.5 metres; and
- (G) The maximum height of a **building** or **structure** is the lesser of 10 **storeys** and 33 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 32, of former City of Scarborough by-law 14402.

(52) Exception IPW 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36 metres;
- (B) The minimum **building setback** from a **side lot line** is 6.0 metres;
- (C) The **gross floor area** of all **buildings** must not be more than 40% of the area of the **lot**;
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (E) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and
- (F) **Parking spaces** must be provided:
  - (i) at the minimum rate of 5.3 **parking spaces** for each 100 square metres of **gross floor area** up to a maximum of 1000 square metres; and
  - (ii) for the all **gross floor area** over 1000 square metres, at the rate required by the parking standards in Chapter 200.

Prevailing By-laws and Prevailing Sections: (None Apply)

(53) Exception IPW 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **place of worship** and it **ancillary** uses, **parking spaces** must be provided at the minimum rate of 7.7 for each 100 square metres of **gross floor area**;
- (B) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (C) The minimum **building setback** from a **lot line** is:
  - (i) from a **lot line** that abuts a **street**, 3.0 metres;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and



- (D) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(54) Exception IPW 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres;
- (C) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (D) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(55) Exception IPW 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (D) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(56) Exception IPW 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres where the **lot line** abuts Midland Ave. or Brimley Rd., measured from the original centreline of the **street**; and
  - (ii) 33.0 metres where the **lot line** abuts Sheppard Ave., measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(57) Exception IPW 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The minimum **building setback** from a **front lot line** is:
- (i) 33.0 metres where the **lot line** abuts Sheppard Ave., measured from the original centreline of the **street**; and
  - (ii) 9.0 metres from all other **streets**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(58) Exception IPW 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
- (i) 33.0 metres where the **lot line** abuts Sheppard Ave., measured from the original centreline of the **street**; and
  - (ii) 9.0 metres from all other **streets**;
- (B) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (C) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(59) Exception IPW 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
- (i) Heather Rd. is 9.0 metres; and
  - (ii) Brimley Rd. is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **building** on the same **lot** is a distance equal to half the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 20%; and
- (E) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(60) Exception IPW 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Sheppard Ave. is 33.0 metres, measured from the original centreline of the **street**;



- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(61) Exception IPW 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 40%;
- (D) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone is 7.5 metres; and
- (E) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(63) Exception IPW 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 3.0 metres;
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (E) For the first 1720 square metres of **gross floor area** a minimum of 5 **parking space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

(64) Exception IPW 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) If the **main wall** of a **building** has an entrance to a **parking space**, that portion of the **main wall** must be set back from a **lot line** that abuts a **street** a minimum of 6.0 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 6 for each 100 square metres of **gross floor area**;
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (E) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(66) Exception IPW 66



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 22%;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres;
- (D) An underground parking **structure** may be located in a required yard if it is setback from a **lot line** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**; and
- (E) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(68) **Exception IPW 68**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 36.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 7.5 metres;
- (C) The **gross floor area** of all floors excluding **basements** must not be more than 40% of the area of the **lot**;
- (D) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (E) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(70) **Exception IPW 70**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 30.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (C) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(71) **Exception IPW 71**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and



(C) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(72) Exception IPW 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (C) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(73) Exception IPW 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%;
- (D) Indoor **amenity space** must be provided at a rate 1.5 square metres for each **dwelling unit**; and
- (E) **Parking space** may be located in a yard that abuts a **street**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 84, of former City of Scarborough by-law 10327.

(74) Exception IPW 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The gross floor area of all **buildings** must not be more than 30% of the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (C) The minimum **building setback** from the westerly **lot line** is 18.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(75) Exception IPW 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (C) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(76) Exception IPW 76



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) All lands not covered by **buildings** and required parking must be **landscaped**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(79) Exception IPW 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 7.7 for each 100 square metres of **gross floor area**; and
- (C) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(80) Exception IPW 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **gross floor area** of all **buildings** must not be more than 40% of the area of the **lot**;
- (B) **Parking spaces** must be provided at a minimum rate of 7.7 for each 100 square metres of **gross floor area**;
- (C) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (D) The maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and
- (E) The minimum **building setback** from a **lot line** is:
  - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;
  - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(81) Exception IPW 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the **street**;



- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the combined total height of the two **buildings**; and
- (D) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(82) Exception IPW 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 10.8 metres;
- (C) The **gross floor area** of all **buildings** must not be more than 30% of the **lot area**; and
- (D) A minimum of 2 **parking space** must be provided for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(83) Exception IPW 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is 7.5 metres;
- (B) The maximum **lot coverage** is 20%; and
- (C) The **gross floor area** of all **buildings** must not be more than 40% of the **lot area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(88) Exception IPW 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 16.5 metres measured from the centre line of the original road allowance;
- (B) The minimum **side yard setback** and **rear yard setback** is the distance equal to half the height of the **building**; and
- (C) The maximum **lot coverage** for all **buildings** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(89) Exception IPW 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd. and Lawrence Ave. is 36.0 metres measured from the original centre line of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **gross floor area** of all **building** minus the **gross floor area** of **basements** must not exceed 40% of the **lot area**.

Prevailing By-laws and Prevailing Sections: (None Apply)



(90) **Exception IPW 90**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of an existing **place of worship** is the height of the existing **building** as it existed on the date of the enactment of this By-law;
- (B) The maximum **lot coverage** is the greater of:
  - (i) the percentage of the **lot area** covered by **buildings** as they existed on the **lot** on the date of the enactment of this By-law; or
  - (ii) 50%; and
- (C) The minimum **building setback** from a **lot line** is:
  - (i) 3.0 metres if the **lot line** abuts Old Kingston Rd.;
  - (ii) 13.0 metres if the **lot line** abuts Morrish Rd., measured from the centreline of Morrish Rd.;
  - (iii) from a **side lot line**, 1.7 metres for the south-west corner of the **building** and 1.55 metres for the north-west corner of the **building**; and
  - (iv) from a **rear lot line**, the **building setback** as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(91) **Exception IPW 91**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting a **street** is:
  - (i) 30.0 metres if the **lot line** abuts Warden Ave., and is measured from the original centre line of the **street**; and
  - (ii) 16.0 metres if the **lot line** abuts Huntingwood Dr., and is measured from the original centre line of the **street**;
- (B) The minimum **building setback** from a **lot line** that does not abut a **street** is the **building setback** from each respective **lot line** to the **main wall** of the **building** s on the **lot** as it existed on the date of the enactment of this By-law;
- (C) The maximum **lot coverage** is 40%;
- (D) A strip of land having a minimum width of 13.5 metres and running along all **lot lines** abutting a **lot** in the RD zone must be used for **soft landscaping**, other than a permitted **driveway** access from Huntingwood Dr.; and
- (E) The maximum **building** height of an existing **place of worship** is the height of the existing **building** as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(92) **Exception IPW 92**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Sheppard Ave. is 21.0 metres, measured from the original centre line of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;



- (C) The maximum **lot coverage** is the **lot coverage** that existed on the date of the enactment of this by-law;
- (D) **Gross floor area** of all **buildings** must not exceed 40% of the **lot area**;
- (E) The maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (F) Parking must be provided at a minimum rate of 7.7 **parking spaces** for 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 11, of former City of Scarborough by-law 15907.

(93) Exception IPW 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is the **lawful** height of the **building** or **structure** that existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** is:
  - (i) 25.5 metres from a **lot line** that abuts Lawrence Ave. East and Morningside Ave., measured from the original centre line of the **street**; and
  - (ii) from a **side lot line** and **rear lot line**, half the height of the **building**;
- (C) The maximum **lot coverage** is the greater of:
  - (i) the percentage of the area of the **lot** covered by all **building** on the date of the enactment of this by-law; and
  - (ii) 50%; and
- (D) All lands not covered by permitted **buildings** may only be used for **landscaping** and **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(94) Exception IPW 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**; and
- (B) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None)

(95) Exception IPW 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is 3.0 metres; and
- (B) The maximum **gross floor area** is 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None)

(96) Exception IPW (x96)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



(A) The minimum **building setback** is:

- (i) 22.0 metres from a **lot line** that abuts Bellamy Rd., measured from the original centre line; and
- (ii) half the height of the **building** from any other **lot line**; and

(B) The maximum **gross floor area** excluding **basements** is 40% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None)



## 900.40 O - Zone

### 900.40.1 General

#### (1) O Zone Exceptions

The regulations located in Article 900.40.10 apply only to the exceptions subject to the O zone and identified with the corresponding exception number.

### 900.40.10 Exceptions for O Zone

#### (1) Exception O 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) Article 90.10.40. does not apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 607-2015 ]

#### (2) Exception O 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in the O zone, a parking area for the industrial **buildings** erected on 265 Bartley Drive is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

#### (3) Exception O 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 **lawfully existing** below ground parking structure is permitted and may be used to accommodate required **parking spaces** from and for the abutting lands to the south, municipally known in the year 2015 as 140 Carlton Street, subject to such terms and conditions as are or may be set in any sub-strata lease or transfer from the City.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: PL130592 April 1 2016 ]

#### (5) Exception O 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) In addition to the permitted uses listed in Regulation 90.90.20.10(1), on the lands zoned O, as shown on Diagram 2 of By-law 1261-2022(OLT), the following uses are also permitted:

- (i) any uses existing on the lands as of the date of the Order of the Ontario Land Tribunal approving By-law 1261-2022(OLT);
- (ii) uses and structures ancillary to or associated with the construction of buildings on Parcel B and Parcel C as shown on Diagram 1 of By-law 1261-2022(OLT); and
- (iii) below ground construction tie-backs.

Prevailing By-laws and Prevailing Sections:



- (A) On 2901 Bayview Avenue and 630 Sheppard Avenue East, former City of North York By-law 610-2001(OMB); and
- (B) If the requirements of Section 11 and Schedule A of By-law 1261-2022(OLT) are complied with, former City of North York By-law 610-2001 (OMB) does not apply as a prevailing by-law. [ By-law: 1261-2022(OLT) ]

(44) Exception O 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands a **transportation use** that is a railway line is permitted. [TO: 438-86; 12 (1) 258]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 381 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 382 of former City of Toronto By-law 438-86; and
- (C) On 340 Christie St., former City of Toronto by-laws 233-78, 105-78, 106-78, 484-79, and 169-81.

(133) Exception O 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 312 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 366 of former City of Toronto By-law 438-86; and
- (C) On 27 Richmond St. W., and the even numbered addresses 8-14 Temperance St., former City of Toronto by-laws 998-88, 74-93, and 1994-0605 and City of Toronto by-law 460-2006.

(135) Exception O 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 1 Davenport Rd. in 2002, Section 12(1) 459 of former City of Toronto By-law 438-86.

(158) Exception O 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 50 Pricefield Rd., City of Toronto by-law 398-00.

(166) Exception O 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulations to the contrary, a maximum of one **detached house** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)



(180) Exception O 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 12 Alexandra St. in 1981, a **place of assembly** that is a theatre is permitted in a **building** that has existing on the **lot** in 1981, if the maximum **interior floor area** does not exceed 836 square metres. [TO: 438-86; 12 (1) 184]

Prevailing By-laws and Prevailing Sections:

- (A) On 12 Alexander St. and 16 Alexander St., former City of Toronto by-laws 511-82 and 488-85.

(181) Exception O 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-laws 515-76; 576-76; 677-76; 24-77; 614-77; 391-78; 478-78; 664-78; 812-78; 889-78; 373-79; 615-79; 884-79; 61-80; 879-80; 116-82; 145-83; 92-85; and 514-86.

(190) Exception O 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-laws 515-76; 576-76; 677-76; 24-77; 614-77; 391-78; 478-78; 664-78; 812-78; 889-78; 198-79; 373-79; 615-79; 884-79; 61-80; 879-80; 116-82; 145-83; 92-85; and 514-86.

(191) Exception O 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-laws 531-78; 532-78; 533-78; 204-79; 39-80; 546-83; 547-83; and 49-90;  
and  
(B) On 485 Shuter St., former City of Toronto by-laws 284-72 and 204-79.

(193) Exception O 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 10 Court St., former City of Toronto by-laws 653-87 and 354-90.

(195) Exception O 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



- (A) On 149 Bleecker St., former City of Toronto by-laws 657-76, 493-77, 494-77, 572-77, 678-79, 689-80, 525-82 and 740-04.

(197) Exception O 197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 115 King St. E., former City of Toronto by-law 70-90.

(203) Exception O 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 19 Park Rd. and 21 Park Rd., former City of Toronto by-law 657-89.

(209) Exception O 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 162 Bloor St. W., former City of Toronto by-laws 492-80 and 674-80.

(210) Exception O 210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-laws 515-76; 576-76; 677-76; 24-77; 614-77; 391-78; 478-78; 664-78; 812-78; 889-78; 373-79; 615-79; 884-79; 61-80; 879-80; 116-82; 145-83; 92-85; 514-86; and 513-90; and

- (B) On 1 Church St., 2 Church St., 125 The Esplanade, 131 The Esplanade, 155 The Esplanade, the odd numbered addresses of 171-189 The Esplanade, 235 The Esplanade, 25 The Esplanade, 35 The Esplanade, 45 The Esplanade, 5 The Esplanade, 55 The Esplanade, 75 The Esplanade, former City of Toronto by-law 198-79.

- (C) On 125 The Esplanade, Section 3 of By-law 1049-2017 applies for a period of 3 years from October 4, 2017. [ By-law: 1049-2017 ]

(211) Exception O 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 9 Salem Avenue, 10 Westmoreland Ave., and 11 Westmoreland Ave. in 1997, Section 12(1) 432 of former City of Toronto By-law 438-86.

(212) Exception O 212



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 160 Perth Ave. in 1981, an office is permitted. [TO: 438-86: Sec. 12 (1) 171(a)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(213) Exception O 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 186 of former City of Toronto By-law 438-86; and
- (B) Section 12(1) 187 of former City of Toronto By-law 438-86.



## 900.41 ON - Zone

### 900.41.1 General

(1) ON Zone Exceptions

The regulations located in Article 900.41.10 apply only to the exceptions subject to the ON zone and identified with the corresponding exception number.

### 900.41.10 Exceptions for ON Zone

(1) Exception ON 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22974.

(2) Exception ON 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31108.

(3) Exception ON 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.37(18) of the former City of North York zoning by-law 7625.

(4) Exception ON 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) If a **lawful dwelling unit** existed on the **premises**, on the date of the enactment of this By-law, the **dwelling unit** is permitted if:

- (i) The maximum height of the **building**, is the actual height of the **building** that existed on the date of the enactment of this By-law;
- (ii) The maximum **lot coverage**, is the actual **lot coverage** that existed on the date of the enactment of this By-law; and
- (iii) The minimum required yard setback from a **lot line** is the actual setback that existed from that **lot line** on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(A) On 2261 Meadowvale Road, despite Site Specific Provision (A) above, a **detached house** is permitted if it complies with the former City of Scarborough Upper Rouge-Hillside Community By-law 25278. [ By-law: 1268-2023 ]



(5) Exception ON 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27075.

(6) Exception ON 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29944.

(7) Exception ON 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.37(1) of the former City of North York zoning by-law 7625.

(8) Exception ON 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the ON zone, a **Public Works Yard** is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(9) Exception ON 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the ON zone, an Arts and Cultural centre is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception ON 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1983-31.

(11) Exception ON 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



(A) On the lands subject to this exception one or both of the following uses are permitted:

- (i) a private residence; and
- (ii) a catering business for individuals or groups who have made reservations, such as for dinners, wedding receptions, and banquets, but not for casual trade; and

(B) A photography studio is also permitted as an **ancillary** use to a catering business, if a minimum of 1 **parking space** rate is provided for every 4.6 square metres of floor area, including outdoor dining area devoted to patron use.

Prevailing By-laws and Prevailing Sections: (None Apply)

(12) Exception ON 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the ON zone, and despite the location below the top of bank, a **post-secondary school** and **recreation uses ancillary** to the **post-secondary school** are also permitted; and
- (B) The uses permitted in (A), above, may be located in one or more wholly enclosed **buildings** with a total maximum **gross floor area** of 5,100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(13) Exception ON 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The permitted uses, **buildings** or **structures** are limited to underground utilities, flood or erosion control, storm water management and conservation works.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception ON 14

The lands known as Block 14A, 14B, 15, and 16, as shown on Diagram 5 of By-law 1214-2019(LPAT), or a 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 Regulations 90.20.20.10, pedestrian and cycling infrastructure is permitted;
- (B) despite regulation 5.10.30.1(1), no **building** or **structure** may be erected or used on the lands unless:
  - (i) The lands abuts 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
- (C) 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) ]

(15) Exception ON 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)



Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 1611 Bathurst St., Section 12(1) 323 of former City of Toronto By-law 438-86.

(17) Exception ON 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses listed in Clause 90.20.20.20, the following additional uses are permitted if they comply with the associated condition(s):

- (i) **Take-out eating Establishment** if the **gross floor area** does not exceed 500 square metres; and
- (ii) **Eating Establishment** if the **gross floor area** does not exceed 500 square metres and subject to the specific use regulations in Section 150.100; and
- (iii) **Outdoor Patio** if it is combined with an **Eating Establishment** or **Take-out Eating Establishment** use and is not used to provide entertainment such as performances, music and dancing; and

- (B) Despite regulation 90.20.20.100(3) a **retail store** is not required to be associated with an **agricultural use** on the same lot.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1306-2019 Enacted ]

(18) Exception ON 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 313 of former City of Toronto By-law 438-86.

(19) Exception ON 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) Despite Regulation 90.5.80.1(1), 71 existing surface **parking spaces ancillary** to the **hospital** use on the lands municipally known as 140, 150, 160, 170, 190 and 220 Sherway Drive are permitted in the area as shown in hatching on Diagram 8 referencing this section of By-law 814-2021.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 814-2021 ]

(20) Exception ON 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by Clauses 90.20.20.10 and 90.20.20.20, the lands zoned ON, as shown on Diagram 2 to By-law 465-2022, may also be used for any purpose existing on the lands as of the date of the passing of By-law 465-2022 and below ground construction tie-backs **ancillary** to "Building A" and "Building B" shown on Diagram 3 of By-law 465-2022.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 465-2022 ]

(21) Exception ON 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-law and Prevailing Sections



Site Specific Provisions:

- (A) On 770 Don Mills Road, as shown on Diagram 1 attached to By-law 551-2022, a **building, structure**, may be constructed, used or enlarged in compliance with (B) to (C) below;
- (B) For the purposes of this exemption, the **lot** is comprised of "Area C" as shown on Diagram 2 attached to By-law 551-2022; and
- (C) Despite Regulations 90.20.20.10 and 90.20.20.20 only the following uses are permitted: **Public Utility and Transportation Use**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(24) Exception ON 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 Clause 90.20.20.10, the following additional uses are permitted:
  - (i) **Take-out eating Establishment**
- (B) Despite the uses listed in Clause 90.10.20.10 and 90.10.20.20, the following uses are not permitted:
  - (i) **Transportation Use**; and
  - (ii) **Entertainment Place of Assembly**

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1010-2022 Enacted ]

(25) Exception ON 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) In addition to the permitted uses listed in Regulation 90.90.20.10(1), on the lands zoned ON, as shown on Diagram 2 of By-law 167-2023(OLT), the following uses are also permitted:
  - (i) any uses existing on the lands as of the date of the passing of By-law 167-2023(OLT), provided such uses are **ancillary** to uses existing on Parcel A as shown on Diagram 3 of By-law 167-2023(OLT) as of the date of the enactment of By-law 167-2023(OLT);
  - (ii) during construction of a **building** on Parcel A and Parcel B, as shown on Diagram 3 of By-law 167-2023(OLT), erected following the passing of By-law 167-2023(OLT), uses and **structures ancillary** to or associated with the construction of a **building** on Parcel A and Parcel B; and
  - (iii) below ground construction tie-backs **ancillary** to a **building** on Parcel A as shown on Diagram 3 of By-law 167-2023(OLT).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 167-2023(OLT) ]

(29) Exception ON 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 8 South Kingsway in 1993, Section 12(1) 330 of former City of Toronto By-law 438-86.

(34) Exception ON 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)



Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 319 of former City of Toronto By-law 438-86; and
- (B) City of Toronto by-law 398-00.

(38) Exception ON 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 34, of former City of Scarborough by-law 9508.



## **900.42 OR - Zone**

### **900.42.1 General**

(1) OR Zone Exceptions

The regulations located in Article 900.42.10 apply only to the exceptions subject to the OR zone and identified with the corresponding exception number.

### **900.42.10 Exceptions for OR Zone**

(1) Exception OR 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.37(2) of the former City of North York zoning by-law 7625.

(2) Exception OR 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.37(5) of the former City of North York zoning by-law 7625.

(3) Exception OR 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 21580.

(4) Exception OR 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) On the lands known municipally as 19 Draper Street in the year 2015, identified as OR(x4) on Diagram 2 to By-law 125-2017, in addition to the uses permitted under regulation 90.30.20.10, and despite any regulations of By-law 569-2013, as amended, to the contrary, a construction management office is also a permitted use;
- (B) Regulation 90.30.40.70 does not apply to a building, structure or trailer used for the purpose of a construction management office; and
- (C) Other than a trailer, no vehicle parking or vehicular access is permitted in connection with a construction management office.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 125-2017 (OMB) ]

(5) Exception OR 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 25.0 metres, where the **lot line** abuts Birchmount Rd., measured from the original centreline of the **street**; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 3.0 metres; and
- (C) The maximum **lot coverage** is 20.0%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(6) Exception OR 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **lot line** abuts Victoria Park Ave.;
  - (ii) 7.5 metres where the **lot line** abuts Pharmacy Ave. or Chester Le Blvd.; and
  - (iii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 18.0 metres where the **lot line** abuts Victoria Park Ave.;
  - (ii) 7.5 metres where the **lot line** abuts Pharmacy Ave. or Chester Le Blvd.; and
  - (iii) 4.5 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (D) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(7) Exception OR 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **lot line** abuts Birchmount Rd., Brookmill Blvd. or LePeer Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Birchmount Rd., Brookmill Blvd. or LePeer Boulevard; and
  - (ii) 4.5 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (D) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 26, of former City of Scarborough by-law 12466

(8) Exception OR 8



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
- (i) 18.0 metres where the **lot line** abuts Birchmount Rd. or Finch Ave.;
  - (ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Rd. or Wayside Avenue; and
  - (iii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is:
- (i) 18.0 metres where the **lot line** abuts Birchmount Rd. or Finch Ave.;
  - (ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Rd. or Wayside Avenue; and
  - (iii) 4.5 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (D) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(9) Exception OR 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (B) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception OR 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the OR zone, a **zoo** is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(12) Exception OR 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 150 Gateway Boulevard, Section 64.37(6) of the former City of North York zoning by-law 7625.

(13) Exception OR 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)



Prevailing By-laws and Prevailing Sections:

(A) Section 64.37(17) of the former City of North York zoning by-law 7625.

(14) Exception OR 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts Pharmacy Ave. is 22.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception OR 15

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 the lands identified as OR(x15) on Diagram 2 to By-law 1106-2017, in addition to the uses permitted under regulation 90.30.20.10, and despite any regulations of By-law 569-2013 as amended to the contrary, the following are also permitted uses:

- (i) pedestrian access, patios and loading activities ancillary to the lands identified as CR(x124) on Diagram 2 to By-law 1106-2017;
- (ii) construction staging activities ancillary to the lands identified as CR(x124) on Diagram 2 to By-law 1106-2017 including the erection and use of **buildings, structures** or trailers used for the purpose of a construction management office, parking and materials storage; and
- (iii) regulation 90.30.40.70 does not apply to a **building, structure** or trailer used for the purpose of a construction management office.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1106-2017 ]

(16) Exception OR 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 18.0 metres, if the **lot line** abuts Meadowvale Rd.;
- (ii) 12.0 metres, if the **lot line** abuts Dean Park Rd.; and
- (iii) 7.5 metres from any other **street**;

(B) The minimum **building setback** from a **lot line** that abuts Highway 401 is 22.5 metres; and

(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(17) Exception OR 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 the lands identified as (H)OR as shown on Diagram 2 attached to By-law 1281-2018, if the requirements of Section 11 and Schedules A, B and C, as applicable, of By-law 1281-2018 are complied with, none of the requirements of 90.30.40.70, 90.30.20.100(3) shall apply to prevent the construction and use of non-residential uses, **buildings and structures**, including uses, **buildings or structures ancillary** to the foregoing, provided the requirements of (B) to (I) below are met;

(B) The following uses are permitted on the lands identified as (H)OR as shown on Diagram 2 attached to By-law 1281-2018, prior to the removal of the (H) holding symbol:



- (i) **Artist Studio**
- (ii) Beverage **Manufacturing use**
- (iii) Bus station
- (iv) Cartage, express or truck transport yard or terminal for one or more highway transportation companies or organizations
- (v) Club
- (vi) Community health centre
- (vii) **Contractor's Establishment**
- (viii) **Custom Workshop**
- (ix) **Day Nursery**
- (x) **Eating Establishment**
- (xi) Flood protection **structures** and facilities
- (xii) **Financial Institution**
- (xiii) **Industrial Sales and Service Use**
- (xiv) Industrial catering service
- (xv) **Laboratory**
- (xvi) **Manufacturing Use**
- (xvii) **Market Garden**
- (xviii) Medical Office
- (xix) **Open Storage**
- (xx) Ornamental **structure**
- (xxi) **Park**
- (xxii) **Parking Garage**
- (xxiii) **Performing Arts Studio**
- (xxiv) **Personal Service Shop**
- (xxv) Post office
- (xxvi) **Public Parking**
- (xxvii) Public transit
- (xxviii) **Public Works Yard**
- (xxix) Pumping station
- (xxx) **Printing Establishment**
- (xxxi) **Production Studio**
- (xxxii) Railway, including service and repair yards
- (xxxiii) Railway station
- (xxxiv) Railway tracks
- (xxxv) **Retail Service**
- (xxxvi) **Retail Store**
- (xxxvii) **Shipping Terminal**
- (xxxviii) **Software Development and Processing**
- (xxxix) **Stable**
- (xl) **Take-out Eating Establishment**
- (xli) **Temporary sale/rental centre**
- (xlii) **Trade school**
- (xliii) **Vehicle Repair Shop**
- (xliv) **Vehicle Service Shop**
- (xlv) **Vehicle Washing Establishment**
- (xlvi) **Veterinary Hospital**



- (xlvi) **Warehouse**
- (xlvii) **Wholesaling Use;**
- (C) Following the removal of any holding (H) symbol from any portion of the (H)OR zoned lands, the following uses are prohibited in any remaining (H)OR zoned lands:
  - (i) Apparel and Textile **Manufacturing Use**
  - (ii) Beverage **Manufacturing Use**
  - (iii) Cartage, express or truck transport yard or terminal for one or more highway transportation companies or organizations
  - (iv) Clay Product **Manufacturing Use**
  - (v) Cold Storage
  - (vi) Computer, Communications, Electronics, or Optical Media **Manufacturing Use**
  - (vii) **Contractor's Establishment**
  - (viii) Food **Manufacturing Use**
  - (ix) Furniture **Manufacturing Use**
  - (x) Medical Equipment and Supplies **Manufacturing Use**
  - (xi) Metal Products **Manufacturing Use**
  - (xii) **Open Storage**
  - (xiii) Pharmaceutical and Medicine **Manufacturing Use**
  - (xiv) Plastic Product **Manufacturing Use**
  - (xv) **Public Works Yard**
  - (xvi) Pumping station
  - (xvii) **Shipping Terminal**
  - (xviii) **Stable**
  - (xix) Transportation Product and Vehicle **Manufacturing Use;**
- (D) The following uses are permitted on the lands identified as OR as shown on Diagram 2 attached to By-law 1281-2018:
  - (i) **Community Centre**
  - (ii) **Day Nursery**
  - (iii) **Eating Establishment** of not more than 500 square metres, and associated **Outdoor Patio**
  - (iv) **Entertainment Place of Assembly**
  - (v) Library
  - (vi) **Museum**
  - (vii) **Outdoor patio**
  - (viii) **Park**
  - (ix) **Public Utility**
  - (x) **Recreation Use**
  - (xi) **Transportation Use**
  - (xii) Flood protection **structures** and facilities;
- (E) The following uses are permitted on the lands identified as OR as shown on Diagram 2 attached to By-law 1281-2018, subject to the conditions set out in 90.30.20.100, as applicable:
  - (i) **Cogeneration Energy**
  - (ii) **Renewable Energy**
  - (iii) **Take-out Eating Establishment;**
- (F) **Buildings** or **structures** above ground are to be set back a minimum of 20.0 metres from the UT zone overlaying the Metrolinx rail corridor immediately north of the lands subject to this exception, except for:



- (i) **buildings or structures** used for transportation uses, which may include **Personal Service Shops, Service Retail, Retail Stores, Take-out Eating Establishments**, and accessory uses;
  - (ii) district energy uses; and
  - (iii) **district heating and cooling plant**;
- (G) Despite Chapters 200 and 220, no **parking spaces or loading spaces** are required for permitted uses on the H(OR) or OR zoned lands located within those lands;
- (H) Nothing in this exception or By-law 569-2013 applies to prevent the use of the lands, or the erection or use of a **building, structure**, or portion thereof on the lands subject to this exception for any of the following:
- (i) **transportation uses**;
  - (ii) **structures** used in connection with any of the uses listed under 90.30.20.10 or 90.30.20.20 constructed or operated by, or on behalf of the City of Toronto; and
  - (iii) flood protection **structures** and facilities;
- (I) The floor area of any **building or structure** devoted exclusively to any of the purposes in (H) above are excluded from any calculations of **gross floor area** and required **parking spaces** for the lands required elsewhere by this exception or By-law 569-2013.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto By-law 438-86 Section 12(2)270, only as applicable to (B) and (C) above. [ By-law: 1281-2018 ]

(18) Exception OR 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres; and
- (B) The minimum **building setback** from a **lot line** that does not abut a **street** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(19) Exception OR 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(20) Exception OR 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is 12.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(21) Exception OR 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that does not abut a **street** is 12.0 metres.



Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception OR 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** is:

- (i) 12.0 metres where the **lot line** abuts a **street**; and
- (ii) from any other **lot line**, a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(23) Exception OR 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **building** minimum **building setback** from a **lot line** is:

- (i) 12.0 metres where the **lot line** abuts a **street**; and
- (ii) 7.5 metres from any other **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(24) Exception OR 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts a **street** is:

- (i) 7.5 metres where the **lot line** abuts Finch Ave., McCowan Rd. or Sandhurst Circle; and
- (ii) 6.0 metres from any other **street** line;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**; and

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception OR 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 18.0 metres where the **lot line** abuts Finch Ave. or Brimley Rd.;
- (ii) 12.0 metres where the **lot line** abuts Alexmuir Blvd.; and
- (iii) 7.5 metres from any other **street** line; and

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(26) Exception OR 26



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 185 Graydon Hall Drive, Section 64.37(27) of the former City of North York zoning by-law 7625.

(27) Exception OR 27

The lands known as Blocks 3A and 3B, as shown on Diagram 5 of By-law 1214-2019(LPAT), or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) despite Article 90.30.20, on Block 3A, as shown on Diagram 5 of By-law 1214-2019(LPAT), the only permitted use is a **park**;
- (B) in addition to the uses permitted by Clause 90.30.20.10, on Block 3B, as shown on Diagram 5 of By-law 1214-2019(LPAT), **public parking** is permitted;
- (C) despite regulation 90.30.40.10(1), on Block 3B, as shown on Diagram 5 of By-law 1214-2019(LPAT), the permitted maximum **building** height is 4 **storeys**;
- (D) despite regulation 90.30.40.70(1), on Block 3B, as shown on Diagram 3 of By-law 1214-2019(LPAT), the required minimum **front yard setback** is 2.0 metres;
- (E) despite regulation 90.30.40.70(2) on Block 3B, shown on Diagram 5 of By-law 1214-2019(LPAT):
  - (i) The required minimum **side yard setback** is 2.0 metres; and
  - (ii) The required minimum **rear yard setback** is 5.0 metres;
- (F) for the purpose of this Exception, the **front lot line** of Block 3B, as shown on Diagram 5 of By-law 1214-2019(LPAT), is the Don Mills Road **lot line**;
- (G) 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;
- (H) 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) ]

(28) Exception OR 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 90.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 120.95 metres and the elevation of the highest point of that **building** or **structure**;
- (B) Despite regulation 90.30.40.10(1), the permitted maximum height for a **building** or **structure** is 20 metres;
- (C) Despite regulation 90.30.40.70(1), no minimum **front yard setback** is required;
- (D) Despite regulation 90.30.40.70(2)(A), the minimum **rear yard setback** and **side yard setback** is 5.0 metres, if a **lot** abuts a **lot** in the Residential Zone category or the Residential Apartment Zone category; and
- (E) Despite regulation 200.5.10.1(1), **parking spaces** are not required for a **community centre**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1166-2019 ]

(29) Exception OR 29



The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-law and Prevailing Sections. Site Specific Provisions:

Site Specific Provisions:

- (A) For the purposes of By-law 700-2021(OLT), public **park** is identified on Diagram 6 attached to By-law 700-2021(OLT);
- (B) The public **park** shown on Diagram 6 attached to By-law 700-2021(OLT) must be a minimum area of 3,580 square metres;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 700-2021(OLT) ]

(30) Exception OR 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (D) Section 12(1) 305 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 208 of former City of Toronto By-law 438-86; and
- (G) Former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08.

(31) Exception OR 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) For the purposes of this exception, the **lot** is defined as "Area C" as shown on Diagram 2 of By-law 825-2021;
- (B) Despite clauses 90.30.20.10 and 90.30.20.20, the following uses are not permitted uses: **Ambulance Depot, Amusement Arcade, Art Gallery, Club, Fire Hall, Library, Municipal Shelter, Museum, Personal Service Shop, Place of Assembly, Police Station, Retail Store, Service Shop, or Transportation Use**; and
- (C) Despite regulation 90.30.40.70(1), the required minimum **front yard setback** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 825-2021 ]

(32) Exception OR 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 411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East, if the requirements of Section 10 and Schedule A of By-law 959-2021 are complied with, **buildings** or **structures** may be used and erected in compliance with Regulations (B) to (F) below;
- (B) Should the (H) symbol be removed from Blocks 3 and 7 as described in Section 11 and as shown on Diagram 3 of By-law 959-2021 to permit a **public school**, Blocks 3 and 7 shall be considered one **lot**;
- (C) In addition to the uses permitted in regulation 90.30.20.10(1) a **public school** or **private school** are also permitted if in compliance with the following:
  - (i) An adult education school is permitted if it is in a **building** used as a **private school** or **public school** or in a **building** that was originally constructed as a **private school** or **public school**, and is funded by the Provincial or Federal government for:



- (a) adult English or French as a second language courses delivered by district schools;
  - (b) literacy and basic skills programming delivered by community agencies or district school boards;
  - (c) credit courses for adults delivered by district school boards;
  - (d) continuing education programs, including general interest courses, delivered by district school boards;
  - (e) adult Aboriginal language programs delivered by district school boards; or
  - (f) Canadian citizenship preparation programs delivered by district school boards;
- (ii) a **day nursery** is permitted in a **building** used as a **private school** or a **public school**, or a **building** that was originally constructed as a **private school** or a **public school**, if:
- (a) the **day nursery** is on the first **storey**; and
  - (b) the **interior floor area** used by the **day nursery** is no greater than 40 percent of the **interior floor area** of the first **storey** of the **building**;
- (iii) A **lot** with a **public school** or a **private school** must have:
- (a) a minimum 1.5 metre wide strip of **soft landscaping**, along all **side lot lines** and **rear lot lines**; and
  - (b) a minimum 3.0 metre wide strip of **soft landscaping**, along the entire length of any **lot line** abuts a **street**, excluding areas used for play, walkways, **driveways**, parking, loading, student drop-off and pick-up;
- (iv) **Buildings** or **structures** that are **ancillary** to a **public school** or **private school** must:
- (a) comply with the required minimum **building setbacks** for the zone in which the **lot** is located;
  - (b) despite (a) above, a portable classroom **building** must be set back from all **lot lines** a distance equal to at least half the height of the portable classroom **building**;
- (v) A portable classroom **building** may be no more than 4.0 metres in height, and the height of a portable classroom **building** is the distance between **average grade** and the highest part of the **building**, excluding permitted encroachments above the height limit for the zone in which the portable classroom **building** is located; and
- (vi) All waste and recyclable material must be stored in a wholly enclosed **building**, if a **public school** or a **private school** is constructed pursuant to a building permit issued more than three years after May 9, 2013;
- (D) In addition to the uses permitted by regulation 90.30.20.10(1), a **day nursery** is also permitted if in compliance with the following:
- (i) A **day nursery** in a **public school** or a **private school** is subject to the following:
    - (a) it must be on the first **storey**; and
    - (b) its **interior floor area** may be no greater than 40 percent of the **gross floor area** of the first **storey** of the **building**;
- (E) Despite Regulation 90.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 126.59 metres to the highest point of the **building** or **structure**; and
- (F) Despite Regulation 90.30.40.10(1) and Clause 90.30.40.70, should the (H) symbol be removed from Blocks 3 and 7 as described in Section 11 and as shown on Diagram 3 of By-law 959-2021, to permit a **public school**, the permitted maximum **building** height for a **public school** on Blocks 3 and 7 shall be 20.0 metres and the required minimum **building setbacks** for Blocks 3 and 7 are as follows:
- (i) a minimum **front yard setback** from the **lot line** abutting Street A identified on Diagram 3 of By-law 959-2021 of 3.0 metres;
  - (ii) a minimum exterior **side yard setback** from the **lot line** abutting Street B identified on Diagram 3 of By-law 959-2021 of 3.0 metres;
  - (iii) a minimum interior **side yard setback** of 7.0 metres; and
  - (iv) a minimum **rear yard setback** of 30.0 metres.



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 959-2021 ]

(34) Exception OR 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-law and Prevailing Sections

Site Specific Provisions:

- (A) On 770 Don Mills Rd, as shown on Diagram 1 attached to By-law 551-2022, a **building, structure**, may be constructed, used or enlarged in compliance with (B) to (D) below;
- (B) For the purposes of this exemption, the **lot** is comprised of "Area D" as shown on Diagram 2 attached to By-law 551-2022;
- (C) Despite Regulation 90.30.20.10 and 90.30.20.20 only the following uses are permitted: **Park, Public Utility, Recreation Use, Transportation Use**; and
- (D) Despite Regulation 90.30.40.70(1)(C) the required minimum **front yard setback** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(35) Exception OR 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-law and Prevailing Sections

Site Specific Provisions:

- (A) On 805 Don Mills Road, as shown on Diagram 1 attached to By-law 582-2022, a **building, structure**, may be constructed, used or enlarged in compliance with Regulations (B) to (D) below;
- (B) For the purposes of this exemption, the **lot** is "Area C" as shown on Diagram 2 attached to By-law 582-2022;
- (C) Despite Regulation 90.30.20.10 and 90.30.20.20 only the following uses are permitted: **Park, Public Utility, Recreation Use, Transportation Use**;
- (D) Despite Regulation 90.30.40.70(1)(C) the required minimum **front yard setback** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(36) Exception OR 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) Clause 90.30.40.70 does not apply to a **transportation use**;
- (B) Floor space index is calculated only for the above ground portion of a **building or structure** with a **transportation use**; and
- (C) The maximum permitted floor space index for transportation use in a **building** is 1.0 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 910-2022 ]

(37) Exception OR 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a sewage treatment plant and pumping facility is permitted. [TO: 438-86; 12(1) 228]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 381 of former City of Toronto By-law 438-86.

(38) Exception OR 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) A **dwelling unit** in a **lawfully existing detached house** is permitted on the lands municipally known as 11, 15 and 17 Heddington Avenue, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the RD zone, or be authorized by a Section 45 Planning Act minor variance;
- (B) A **lawfully existing public parking use** is permitted on the lands municipally known as 125 Burnaby Boulevard; and
- (C) For the purposes of (A) and (B) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before June 16, 2022.

Prevailing By-laws and Prevailing Sections: [ By-law: 595-2022 Under Appeal ]

(39) Exception OR 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) A **dwelling unit** in a **lawfully existing detached house** is permitted on the lands municipally known as 12 Manor Road East, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the R zone, or be authorized by a Section 45 Planning Act minor variance;
- (B) A **lawfully existing public parking** use is permitted on the lands municipally known as 21 Hillsdale Avenue East; and
- (C) For the purposes of (A) and (B) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before June 16, 2022.

Prevailing By-laws and Prevailing Sections: [ By-law: 595-2022 Under Appeal ]

(40) Exception OR 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(320) of the former City of York zoning by-law 1-83.

(41) Exception OR 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 4588 and 4600 Bathurst St., Section 64.21(14) of the former City of North York zoning by-law 7625.

(42) Exception OR 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-law and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands shown on Diagram 1 of By-law 828-2022, if the requirements of this By-law are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (F) below;
- (B) For the purposes of this exception:
  - (i) "lot" is defined as the lands outlined by black lines collectively comprising Block 3 and Block 6 as identified on Diagram 1 of By-law 828-2022;



- (ii) "lot line" is defined to include the boundary of any of Block 3 and Block 6 as identified on Diagram 1 of By-law 828-2022; and
- (iii) "average grade" means the average elevation of the finished ground surface, around all sides of a **building or structure**, measured where the **building or structure** meets the ground surface;
- (C) Despite Regulation 90.30.40.70(1)(C), for Block 3 as shown on Diagram 3 of By-law 828-2022 the required **front yard setback** is a minimum of 2.5 metres and a maximum of 12.0 metres from the "lot line" abutting Jane Street;
- (D) Despite Regulation 90.5.40.10(1), the height of a **building or structure** is the distance between "average grade" and elevation of the highest point of the **building or structure**;
- (E) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided for in accordance with the following minimum rates:
  - (i) For a **community centre**, **parking spaces** must be provided at a minimum ratio of 1.3 parking spaces per 100 square metres of **gross floor area**;
  - (ii) For a **day nursery**, **parking spaces** must be provided at a minimum ratio of 0.8 **parking spaces** per 100 square metres of **gross floor area**; and
  - (iii) For all other permitted non-residential uses, **parking spaces** must be provided at a ratio of 1.5 spaces per 100 square metres of **gross floor area**;
- (F) Required **parking spaces** for non-residential uses may be provided on Block 1, Block 2, Block 3, Block 4, Block 5, Block 6, Block 7A and/or Block 7B, as shown on Diagram 1 of By-law 828-2022 and may be shared on a non-exclusive basis.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 828-2022 ]

(43) Exception OR 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 public **park**, with a required minimum area of 1,608 square metres, must be provided, as shown on Diagram 2 of By-law 1210-2022(OLT).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1210-2022(OLT) ]

(44) Exception OR 44

The lands, or a portion thereof, as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **dwelling unit** in a **lawfully existing building** is permitted on the lands municipally known as 35, 39, 43, 45, 49, 51, 55, 57, and 61 Montgomery Avenue, and 30, 32, 34, 36, 38, 40, 44, 46, 50, 54, and 58 Helendale Avenue, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the R zone, or be authorized by a Section 45 Planning Act minor variance.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 553-2023 Under Appeal ]

(58) Exception OR 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 419-425 Coxwell Ave., former City of Toronto by-law 384-91.

(70) Exception OR 70



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 20 GRANGE RD, 100 McCaul St., 100R McCaul St., the even numbered addresses of 74-76 McCaul St., City of Toronto by-law 714-01.

(75) Exception OR 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 341 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 325 of former City of Toronto By-law 438-86;
- (C) City of Toronto by-law 191-01(OMB); and
- (D) City of Toronto by-law 378-04.

(76) Exception OR 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 48, of former City of Scarborough by-law 12466.

(77) Exception OR 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 11, of former City of Scarborough by-law 11883.

(80) Exception OR 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 14 St. Clements Ave. in 1981, a **day nursery** is permitted. [TO: 438-86; 12 (1) 163(v)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(81) Exception OR 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 1 Austin Terrace in 1983, **public parking** in a **structure** that does not contain more than 60 **parking spaces** is permitted; [TO: 438-86; 12 (1) 181]
- (B) On the lands municipally known as 328 Walmer Rd. in 1983, a **detached house** is permitted for a **building** that existed on the **lot** on July 11, 1983;



- (C) On the lands municipally known as 330 Walmer Rd., the Casa Loma **stables** are a permitted use in a **building** that existed on the **lot** on July 11, 1983;
- (D) On the lands municipally known as 285 Spadina Ave. in 1983, the Spadina House **museum** is permitted in a **building** that existed on the **lot** on July 11, 1983; and
- (E) On the lands municipally known as 1 Austin Terrace in 1983, Casa Loma is permitted in a **building** that existed on the **lot** on July 11, 1983. [TO: 438-86; 12 (1) 263]

Prevailing By-laws and Prevailing Sections: (None Apply)

(82) Exception OR 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 77 of former City of Toronto By-law 438-86.

(84) Exception OR 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 55 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 323 of former City of Toronto By-law 438-86.

(85) Exception OR 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 285 Melita Ave., former City of Toronto by-laws 233-78, 105-78, 106-78, 484-79, and 169-81.



## 900.43 OG - Zone

### 900.43.1 General

(1) OG Zone Exceptions

The regulations located in Article 900.43.10 apply only to the exceptions subject to the OG zone and identified with the corresponding exception number.

### 900.43.10 Exceptions for OG Zone

(1) Exception OG 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is 18.0 metres;
- (B) The maximum **lot coverage** is 0.5%; and
- (C) Botanical gardens, rest areas and picnic areas are also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2) Exception OG 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Markham Rd. is 36.0 metres, measured from the original centreline of the **street**; and
  - (ii) Scarborough Golf Club Rd. is 25.0 metres, measured from the original centreline of the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception OG 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands subject to this exception must comply with the following in regard to any replacement, addition, extension or alteration of any **buildings** or **structures** existing on the date of enactment of this By-law:
  - (i) despite regulation 90.40.20.100 (2), the total combined **interior floor area** of a take-out restaurant, **retail store**, **personal service shop**, or a **service shop** that **lawfully** existed on the date of the enactment of this By-law is the maximum total combined **interior floor area** permitted for those uses;
  - (ii) a **building** existing on the date of the enactment of this By-law may be replaced, expanded or altered if the replacement, expansion or alteration does not exceed the **building** height, **building length** and **building** width that existed on the date of the enactment of this By-law. Any replacement, expansion or alteration to a **building** referenced above that is permitted by this By-law to exceed the **building** height, **building length** and **building** width that existed on the date of the enactment of this By-law, must comply with the applicable regulations of this By-law; and
  - (iii) the minimum required number of **parking spaces** is the actual number of **parking spaces** on the date of the enactment of this By-law, and if there is an increase in **gross floor area** additional **parking spaces** must be provided in compliance with this By-law.



Prevailing By-laws and Prevailing Sections: (None Apply)



## 900.45 OC - Zone

### 900.45.1 General

(1) OC Zone Exceptions

The regulations located in Article 900.45.10 apply only to the exceptions subject to the OC zone and identified with the corresponding exception number.

### 900.45.10 Exceptions for OC Zone

(1) Exception OC 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 313-2000.

(2) Exception OC 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 22.0 metres where the **lot line** abuts St. Clair Ave., McCowan Rd., Brimley Rd. or Bellamy Rd., measured from the original centreline of the **street**; and
- (ii) 9.0 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception OC 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 22.0 metres where the **lot line** abuts St. Clair Ave., McCowan Rd., Brimley Rd. or Bellamy Rd., measured from the original centreline of the **street**; and
- (ii) 36.0 metres where the **lot line** abuts Kingston Rd., measured from the original centreline of the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(4) Exception OC 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(7) Exception OC 7



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2845 Bloor St. W., former City of Etobicoke by-law 1984-217.

(8) Exception OC 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.39-A(1) of the former City of North York zoning by-law 7625.

(9) Exception OC 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A minimum of 35 **parking spaces** is required.

Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception OC 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The only permitted uses are **cemetery, public utility** and **transportation uses**; and

(B) The maximum **gross floor area** permitted is 10.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)



## 900.50 UT - Zone

### 900.50.1 General

#### (1) UT Zone Exceptions

The regulations located in Article 900.50.10 apply only to the exceptions subject to the UT zone and identified with the corresponding exception number.

### 900.50.10 Exceptions for UT Zone

#### (4) Exception UT 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 22.0 metres, measured from the original centreline of the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

#### (20) Exception UT 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands a **transportation use** that is a railway line is permitted; and [TO: 438-86; 12 (1) 258]
- (B) On the lands **open storage** for utility poles is permitted. [TO: 438-86; 12 (1) 258]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 381 of former City of Toronto By-law 438-86.

#### (21) Exception UT 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 381 of former City of Toronto By-law 438-86; and
- (B) Section 12(1) 382 of former City of Toronto By-law 438-86.

#### (34) Exception UT 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 381 of former City of Toronto By-law 438-86; and
- (B) Section 12(1) 383 of former City of Toronto By-law 438-86.

#### (40) Exception UT 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:



Site Specific Provisions:

(A) The minimum **building setback** is:

- (i) 18.0 metre from a **lot line** that abuts a **street**;
- (ii) 7.5 metres from a **rear lot line**; and
- (iii) 3.0 metres from a **side lot line**;

(B) A below grade **structure** must be set back from a **lot line** a distance equal to the distance between the elevation of the lowest floor level and the average elevation of the grade along the **front lot line**; and

(C) The only use permitted is a fire hall.

Prevailing By-laws and Prevailing Sections: (None Apply)

(41) Exception UT 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands former City of North York by-law 30367, and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(42) Exception UT 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands, former City of North York by-law 28693.

(43) Exception UT 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands former City of North York by-law 29637.

(44) Exception UT 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands, by-laws 30318 and 28862, of the former City of North York; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(45) Exception UT 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the UT zone, the following uses are also permitted if they are **ancillary** to a **lawful** use on an abutting **lot**:



- (i) **parking spaces;**
- (ii) **open storage;** and
- (iii) **vehicle depot.**

Prevailing By-laws and Prevailing Sections: (None Apply)

(46) Exception UT 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If the lands are in an area with a numerical value following the letters 'HT' shown on the Height Overlay Map, that numerical value is the maximum height for a **building** or **structure**, in metres, and the height is measured as the distance between **average grade** and the elevation of the highest point of the **building** or **structure**;
- (B) Regulation 100.10.20.100(6) (B) does not apply to a **vehicle depot** that is in association with a public **transportation use**; and
- (C) On the lands municipally known as 1411 Queen St. E. in 1983, **public parking**, a **vehicle depot** for public transit **vehicles**, and offices are permitted. [TO: 438-86; 12(1) 236]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 381 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 389 of former City of Toronto By-law 438-86; and
- (C) On 1130 Bathurst St., 6 Booth Ave., 1627 Danforth Ave., 1 Don Valley Parkway N., the even numbered addresses of 350-380 Greenwood Ave., 400 Greenwood Ave., 420 Greenwood Ave., 640 Lansdowne Ave., 195R Melita Ave., 1411 Queen St. E., 20 The Queensway, 76 Wychwood Ave., Section 12(1) 384, former City of Toronto By-law 438-86.

(47) Exception UT 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the UT zone, the following uses are also permitted if they are **ancillary** to a **lawful** use on an abutting **lot**:
  - (i) **parking spaces;** and
  - (ii) **vehicle depot.**

Prevailing By-laws and Prevailing Sections: (None Apply)

(48) Exception UT 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.



## Chapter 970 Appendices

### 970.10 Transition: Parking Space Regulations

- (1) (THIS SECTION DOES NOT CURRENTLY CONTAIN REGULATIONS)

#### 970.10.1 Transition: Parking Space Regulations

- (1) Application

An application submitted before February 3, 2022 that is eligible to proceed under Clauses 200.25.15.1, 200.25.15.2, 200.25.15.3 and 200.25.15.4 must comply with the requirements of Clauses 970.10.15.5, 970.10.15.10, 970.10.15.40, 970.10.15.50 and 970.10.15.60, or with the provisions of By-law 569-2013, as amended, as it read prior to February 3, 2022. [ By-law: 89-2022 ]

#### 970.10.15 Transition: Parking Space General Requirements

##### 970.10.15.5 Requirements Applying to all Zones

- (1) Application of Parking Space Rates in Policy Areas 3 and 4

A **lot** located entirely or partly within Policy Area 3 or Policy Area 4 on the Policy Area Overlay Map is subject to the following:

- (A) if the **buildings** on the **lot** cover at least 50 percent of the area located within 40 metres of the **lot line** that abuts the **street** in the Policy Area, the **parking space** rates for uses in that policy area apply to the entire **lot**; and
- (B) in cases other than (A) above, the applicable **parking space** rate for a use is the **parking space** requirements for uses not located in Policy Area 1, Policy Area 2, Policy Area 3 or Policy Area 4. [ By-law: 89-2022 ]

- (2) Calculation of Required Parking Spaces - Vacant Building Space

The **parking space** requirement for an area of a **building** that is vacant is calculated as follows:

- (A) the previous use of that **building** or part of the **building**;
- (B) the land use identified on the issued building permit; or
- (C) if a **building** or part of a **building** has never been used, and its intended use has never been identified in a building permit, the **parking space** requirement is based on the permitted use in the zone that has the lowest minimum **parking space** requirement. [ By-law: 89-2022 ]

- (3) Calculation of Parking Space Requirement

If a **parking space** rate is expressed as a ratio of **parking spaces** to the **gross floor area**, the **parking space** requirement for a use is calculated by multiplying the **gross floor area** of the use by the applicable rate found in Table 970.10.15.5 - Parking Space Rates and Parking Space Occupancy. [ By-law: 89-2022 ]

- (4) Parking Space Access

Other than **stacked parking space** and **tandem parking spaces**, all areas used for required **parking spaces** must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature. [ By-law: 89-2022 ]

- (5) Parking Space Rates

Off street **parking spaces** must be provided for every **building** or **structure** erected or enlarged, in compliance with Table 970.10.15.5 - Parking Space Rates and Parking Space Occupancy below: [ By-law: 89-2022 ]

Table 970.10.15.5



### Parking Space Rates and Parking Space Occupancy

**Notes:**

Notes: AM = 6 a.m. to Noon. PM = Noon to 6 p.m. Eve = 6 p.m. to 6 a.m.

		Parking Occupancy Rate		
Land Use	Parking Rate	AM	PM	Eve
Adult Education School	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 4 (PA4) at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City, at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	25%
Adult Entertainment	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 2 (PA2) at a minimum rate of 4.5 for each 100 square metres of <b>gross floor area</b> ; (C) in Policy Area 3 (PA3) at a minimum rate of 5.5 for each 100 square metres of <b>gross floor area</b> ; (D) in Policy Area 4 (PA4) at a minimum rate of 5.5 for each 100 square metres of <b>gross floor area</b> ; and (E) in all other areas of the City, at a minimum rate of 7.0 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
Alternative Housing	<b>Parking spaces</b> must be provided at a minimum rate of 0.1 for each <b>dwelling unit</b> .	100%	100%	100%
Ambulance Depot	<b>Parking Spaces</b> must be provided at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Amusement Arcade	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	25%	100%	100%
Animal Shelter	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> and at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in the rest of the City at a minimum rate of 1 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Artist Studio	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	25%	100%	100%
Art Gallery	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%



Assisted Housing	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) for each <b>dwelling unit</b> at a minimum rate of:</p> <p>(i) 0.12 for a bachelor <b>dwelling unit</b> up to 45 square metres and 0.5 for each bachelor <b>dwelling unit</b> greater than 45 square metres;</p> <p>(ii) 0.18 for a one bedroom <b>dwelling unit</b>;</p> <p>(iii) 0.3 for a two bedroom <b>dwelling unit</b>; and</p> <p>(iv) 0.5 for a three or more bedroom <b>dwelling unit</b>; and</p> <p>(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4), for each <b>dwelling unit</b> at a minimum rate of:</p> <p>(i) 0.14 for a bachelor <b>dwelling unit</b> up to 45 square metres and 0.5 for each bachelor <b>dwelling unit</b> greater than 45 square metres;</p> <p>(ii) 0.24 for a one bedroom <b>dwelling unit</b>;</p> <p>(iii) 0.4 for a two bedroom <b>dwelling unit</b>; and</p> <p>(iv) 0.75 for a three or more bedroom <b>dwelling unit</b>; and</p> <p>(C) in all other areas of the City for each dwelling unit at a minimum rate of:</p> <p>(i) 0.16 for a bachelor <b>dwelling unit</b> up to 45 square metres and 0.5 for each bachelor <b>dwelling unit</b> greater than 45 square metres;</p> <p>(ii) 0.3 for a one bedroom <b>dwelling unit</b>;</p> <p>(iii) 0.5 for a two bedroom <b>dwelling unit</b>; and</p> <p>(iv) 0.9 for a three or more bedroom <b>dwelling unit</b>.</p>	100%	100%	100%
Billiard Hall, Pool Hall	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b>;</p> <p>(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in all other areas of the City at a minimum rate of 4.0 for each 100 square metres of <b>gross floor area</b>.</p>	25%	50%	100%
Bowling Alley	<p>Parking spaces must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b>;</p> <p>(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in all other areas of the City at a minimum rate of 4.0 for each 100 square metres of <b>gross floor area</b>.</p>	25%	50%	100%
Bus Station	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 0.1 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in all other areas of the City at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	50%
Cabaret	<p><b>Parking spaces</b> must be provided at the same rate as an <b>eating establishment</b>.</p>	10%	100%	100%



<b>Cemetery</b>	<b>Parking spaces</b> must be provided at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Clinic (medical)	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3): (i) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 4 (PA4): (i) at a minimum rate of 0.6 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City, at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Club</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 2 (PA2), at a minimum rate of 4.5 for each 100 square metres of <b>gross floor area</b> ; (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4), at a minimum rate of 5.5 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City at a minimum rate of 7.0 for each 100 square metres of <b>gross floor area</b> .	25%	75%	100%
<b>Community Centre</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 1.3 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
<b>Contractor's Establishment</b>	<b>Parking spaces</b> must be provided at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Court of Law	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	0%
<b>Crisis Care Shelter</b>	<b>Parking spaces</b> must be provided: (A) at a minimum rate of 0.22 for each 100 square metres of <b>gross floor area</b> ; and (B) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Day Nursery</b>	<b>Parking spaces</b> must be provided:	100%	100%	50%



	(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> .			
<b>Dwelling Unit</b> in a <b>Detached House, Semi-detached House, Townhouse, Duplex, Triplex or Fourplex</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each <b>dwelling unit</b> .	100%	100%	100%
<b>Dwelling unit</b> in a Multiple Dwelling Unit Buildings – Resident <b>Parking Space</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each <b>dwelling unit</b> .	100%	100%	100%
<b>Dwelling unit</b> in a Multiple Dwelling Unit Buildings – Visitor <b>Parking Space</b>	<b>Parking spaces</b> must be provided at a minimum rate of 0.2 for each <b>dwelling unit</b> . [1676-2013]	100%	100%	100%
<b>Dwelling unit</b> in an <b>Apartment Building</b> (Resident requirement)	For a <b>dwelling unit</b> in an <b>apartment building</b> , <b>parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1): (i) at a minimum rate of : (a) 0.3 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; (b) 0.5 for each one bedroom <b>dwelling unit</b> ; (c) 0.8 for each two bedroom <b>dwelling unit</b> ; and (d) 1.0 for each three or more bedroom <b>dwelling unit</b> ; and (ii) at a maximum rate of: (a) 0.4 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.2 for each bachelor <b>dwelling unit</b> greater than 45 square metres; (b) 0.7 for each one bedroom <b>dwelling unit</b> ; (c) 1.2 for each two bedroom <b>dwelling unit</b> ; and (d) 1.5 for each three or more bedroom <b>dwelling unit</b> ; and  (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3): (i) at a minimum rate of : (a) 0.6 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; (b) 0.7 for each one bedroom <b>dwelling unit</b> ; (c) 0.9 for each two bedroom <b>dwelling unit</b> ; and (d) 1.0 for each three or more bedroom <b>dwelling unit</b> ; and (ii) at a maximum rate of: (a) 0.9 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.3 for each bachelor <b>dwelling unit</b> greater than 45 square metres; (b) 1.0 for each one bedroom <b>dwelling unit</b> ;	100%	100%	100%



	<p>(c) 1.3 for each two bedroom <b>dwelling unit</b>; and (d) 1.5 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(C) in Policy Area 4 (PA4): (i) at a minimum rate of : (a) 0.7 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; (b) 0.8 for each one bedroom <b>dwelling unit</b>; (c) 0.9 for each two bedroom <b>dwelling unit</b>; and (d) 1.1 for each three or more bedroom <b>dwelling unit</b>; and (ii) at a maximum rate of: (a) 1.0 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.3 for each bachelor <b>dwelling unit</b> greater than 45 square metres; (b) 1.2 for each one bedroom <b>dwelling unit</b>; (c) 1.3 for each two bedroom <b>dwelling unit</b>; and (d) 1.6 for each three or more bedroom <b>dwelling unit</b>; and</p> <p>(D) in all other areas of the City: (i) at a minimum rate of : (a) 0.8 for each bachelor <b>dwelling unit</b> up to 45 square metres and 1.0 for each bachelor <b>dwelling unit</b> greater than 45 square metres; (b) 0.9 for each one bedroom <b>dwelling unit</b>; (c) 1.0 for each two bedroom <b>dwelling unit</b>; and (d) 1.2 for each three or more bedroom <b>dwelling unit</b>.</p>			
<b>Dwelling unit in an Apartment Building – (Visitor requirement)</b>	<p>For a <b>dwelling unit</b> in an <b>Apartment Building</b>, <b>parking spaces</b> for visitors must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 0.1 for each <b>dwelling unit</b>; (B) in Policy Area 2 (PA2) at a minimum rate of 0.1 for each <b>dwelling unit</b>; (C) in Policy Area 3 (PA3) at a minimum rate of 0.1 for each <b>dwelling unit</b>; (D) in Policy Area 4 (PA4) at a minimum rate of 0.15 for each <b>dwelling unit</b>; and (E) in all other areas of the City at a minimum rate of 0.2 for each <b>dwelling unit</b>.</p>	10%	35%	100%
<b>Dwelling unit in a Mixed Use Building</b>	<b>Parking spaces</b> are to be provided at the same rate as a <b>Dwelling unit</b> in an <b>Apartment Building</b> . [1675-2013]	100%	100%	100%
<b>Dwelling unit in a Mixed Use Building - (Visitor Parking)</b>	<p>For a <b>dwelling unit</b> in an <b>Mixed Use Building</b>, <b>parking spaces</b> for visitors must be provided:</p> <p>(A) in Policy Area 1 (PA1) at a minimum rate of 0.1 for each <b>dwelling unit</b>; (B) in Policy Area 2 (PA2) at a minimum rate of 0.1 for each <b>dwelling unit</b>; (C) in Policy Area 3 (PA3) at a minimum rate of 0.1 for each <b>dwelling unit</b>; (D) in Policy Area 4 (PA4) at a minimum rate of 0.15 for each <b>dwelling unit</b>; and (E) in all other areas of the City at a minimum rate of 0.2 for each <b>dwelling unit</b>. [1676-2013]</p>	10%	35%	100%



<b>Eating Establishment</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1): (i) at a minimum of 0; and (ii) at a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and (B) in Policy Area 2 (PA2): (i) at a minimum of 0; and (ii) at a maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b>; and (C) in Policy Areas and 3 (PA3) and 4 (PA4) : (i) at a minimum of 0; and (ii) at a maximum rate of 5.0 for each 100 square metres of <b>gross floor area</b>; and (D) in all other areas of the City: (i) where the <b>gross floor area</b> used for <b>eating establishments</b> in a <b>building</b> is less than 200 square metres no <b>parking space</b> is required; (ii) where the <b>gross floor area</b> used for <b>eating establishments</b> in a <b>building</b> is 200 square metres or more but less than 500 square metres, <b>parking spaces</b> must be provided at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>; and (iii) where the <b>gross floor area</b> used for <b>eating establishments</b> in a <b>building</b> is 500 square metres or more, <b>parking spaces</b> must be provided at a minimum rate of 5.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
<b>Education Use</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) and Policy Area 2 (PA2), at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b>; (B) in Policy Area 3 (PA3) at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>; (C) in Policy Area 4 (PA4) at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b>; and (D) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of gross floor area</p>	100%	100%	50%
<b>Entertainment Place of Assembly</b>	<p><b>Parking spaces</b> must be provided at the a minimum rate of:</p> <p>(A) 5.0 for each 100 square metres of <b>gross floor area</b> in Policy Area 1 (PA1) ; (B) 8.0 for each 100 square metres of <b>gross floor area</b> in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4); and (C) 10.0 for each 100 square metres of <b>gross floor area</b> in all other areas.</p>	25%	50%	100%
<b>Financial Institution</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1) at: (i) a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b>; and (ii) a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at:</p>	20%	100%	50%



	(i) a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 4.5 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City, at a minimum rate of 4.0 for each 100 square metres of <b>gross floor area</b> .			
Fire Hall	<b>Parking spaces</b> must be provided at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Funeral Home	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) and Policy Area 2 (PA2): (i) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 3 (PA3): (i) at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 5.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 4 (PA4): (i) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 6.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City at a minimum rate of 6.0 for each 100 square metres of <b>gross floor area</b> .	20%	100%	100%
Gaming Establishment	<b>Parking spaces</b> must be provided at a minimum rate of 25.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Golf Course	The minimum number of <b>parking space</b> to be provided is the greater of:  (A) 24; and (B) 3.5 for each 100 square metres of <b>gross floor area</b> of all <b>buildings</b> .	100%	100%	100%
Grocery Store	<b>Parking spaces</b> must be provided if the <b>gross floor area</b> used for grocery stores is greater than 200 square metres:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 4.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b> ; and (C) if the <b>gross floor area</b> is 200 square metres or less, no <b>parking space</b> is required.	20%	100%	100%
Group Home	<b>Parking spaces</b> must be provided at a minimum rate of 2 for a <b>group home</b> .	100%	100%	100%
Hospice Care Home	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%
Hospital	<b>Parking spaces</b> must be provided :	20%	100%	100%



	(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .			
<b>Hotel</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4); (i) a minimum rate of 0.2 per 100 square metres of <b>gross floor area</b> ; (ii) a maximum rate of 1.0 per 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 1.0 for each guest room.	80%	75%	100%
<b>Industrial Sales and Service</b>	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	100%	100%	0%
Industrial Skills and Training	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 3 (PA3) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b> ; (C) in Policy Area 4 (PA4) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 5.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	0%
<b>Kennel</b>	<b>Parking spaces</b> must be provided at a minimum of 1 for each 100 square metres of pen area for animals	100%	100%	0%
<b>Laboratory</b>	<b>Parking spaces</b> must be provided at the same rate as office.	100%	100%	0%
Library	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
<b>Manufacturing Uses</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4), at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Medical Office	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.3 for each 100 square metres of <b>gross floor area</b> ; and	100%	100%	50%



	(ii) a maximum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 6.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .			
Motel	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) a minimum rate of 0.2 per 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 1.0 per 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City, at a minimum rate of 1.0 for each guest room.	80%	75%	100%
Municipal Shelter	<b>Parking spaces</b> must be provided:  (A) at a minimum rate of 0.22 for each 100 square metres of <b>gross floor area</b> ; and (B) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Museum	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 1.3 for each 100 square metres of <b>gross floor area</b> .	25%	100%	100%
Nightclub	<b>Parking spaces</b> must be provided at the minimum rate of:  (A) 3.0 for each 100 square metres for <b>gross floor area</b> in Policy Area 1 (PA1) ; (B) 4.5 for each 100 square metres for <b>gross floor area</b> in Policy Area 2 (PA2); (C) 5.5 for each 100 square metres for <b>gross floor area</b> in Policy Area 3 (PA3) and Policy Area 4 (PA4); and (D) 7.0 for each 100 square metres for <b>gross floor area</b> in all other areas of the City.	20%	50%	100%
Nursing Home	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%
Office (excluding Medical Office)	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.35 for each 100 square metres of <b>gross floor area</b> ; and	100%	60%	0%



	<p>(ii) a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in Policy Area 2 (PA2) at:</p> <p>(i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) a maximum rate 1.4 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at:</p> <p>(i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>.</p>			
<b>Park</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) for a <b>building</b> with a <b>recreation use</b> and located in the OR zone:</p> <p>(i) at a minimum 0.25 for each 100 square metres of <b>gross floor area</b> if it is located in Policy Areas 1 through 4; and</p> <p>(ii) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> if not located in Policy Areas 1 through 4; and</p> <p>(B) for an arena located in the OR zone at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%
<b>Performing Arts Studio</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), and Policy Area 3 (PA3) and Policy Area 4 (PA4);</p> <p>(i) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) at a maximum rate of 1.3 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>.</p>	10%	100%	100%
<b>Personal Service Shop</b>	<p>Parking spaces must be provided if the <b>gross floor area</b> used for <b>personal service shops</b> is greater than 200 square metres:</p> <p>(A) in Policy Area 1 (PA1) at a:</p> <p>(i) minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a:</p> <p>(i) minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in all other areas of the City at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(D) if the gross floor area is 200 square metres or less, no <b>parking space</b> is required</p>	20%	100%	100%



<b>Pet Services</b>	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	20%	100%	100%
<b>Place of Assembly</b>	<p><b>Parking spaces</b> must be provided at the minimum rate of:</p> <p>(A) 3.0 for each 100 square metres for <b>gross floor area</b> in Policy Area 1 (PA1) ;</p> <p>(B) 4.5 for each 100 square metres for <b>gross floor area</b> in Policy Area 2 (PA2);</p> <p>(C) 5.5 for each 100 square metres for <b>gross floor area</b> in Policy Area 3 (PA3) and Policy Area 4 (PA4); and</p> <p>(D) 7.0 for each 100 square metres for <b>gross floor area</b> in all other areas of the City.</p>	25%	50%	100%
<b>Place of Worship</b>	<p><b>Parking spaces</b> must be provided at the greater of :</p> <p>(A) if there is permanent or fixed seating in a <b>Place of Worship</b> and:</p> <p>(i) if it is in Policy Area 1 (PA1) at:</p> <p>(a) a minimum rate of 9.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 18.0 for each 100 square metres of worship area; and</p> <p>(ii) if it is in Policy Area 2 (PA2) at:</p> <p>(a) a minimum rate of 15.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 23.0 for each 100 square metres of worship area; and</p> <p>(iii) if it is in Policy Area 3 (PA3) or Policy Area 4 (PA4) at:</p> <p>(a) a minimum rate of 18.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 29.0 for each 100 square metres of worship area; and</p> <p>(iv) at a minimum rate of 23.0 for each 100 square metres of worship area if it is located in any other area of the City; and</p> <p>(B) if there is no seating or variable seating in a <b>Place of Worship</b> and:</p> <p>(i) if it is in Policy Area 1 (PA1) at:</p> <p>(a) a minimum rate of 11.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 22.0 for each 100 square metres of worship area; and</p> <p>(ii) if it is in Policy Area 2 (PA2) at:</p> <p>(a) a minimum rate of 18.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 27.0 for each 100 square metres of worship area; and</p> <p>(iii) if it is in Policy Area 3 and Policy Area 4 (PA4) at :</p> <p>(a) a minimum rate of 22.0 for each 100 square metres of worship area; and</p> <p>(b) a maximum rate of 33.0 for each 100 square metres of worship area; and</p> <p>(iv) at a minimum rate of 27.0 for each 100 square metres of worship area if it is located in any other area of the City; or</p>	100%	100%	100%



	(C) the required minimum parking rate for all other permitted uses on the lot.			
Police Station	<b>Parking spaces</b> must be provided at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
Post Secondary School	<b>Parking spaces</b> must be provided at a minimum rate of:  (A) in Policy Area 1 (PA1), a minimum of 0; (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3), 0.1 for each 100 square metres of <b>gross floor area</b> ; (C) in Policy Area 4 (PA4), 1.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, 2.0 for each 100 square metres of <b>gross floor area</b> . [ By-law: 1276-2022(OLT) ]	50%	100%	50%
Private School	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.15 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.3 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2) and Policy Area 3 (PA3) at: (i) a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 4 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	20%
Production Studio	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at: (i) a minimum rate of 0.35 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in Policy Area 2 (PA2) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate 1.4 for each 100 square metres of <b>gross floor area</b> ; and (C) in Policy Area 3 (PA3) and Policy Area 4 (PA4) at: (i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b> ; and (D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b> .	100%	60%	0%
Public School	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at:	100%	100%	20%



	<p>(i) a minimum rate of 0.15 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) a maximum rate of 0.3 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in Policy Area 2 (PA2) and Policy Area 3 (PA3) at:</p> <p>(i) a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in Policy Area 4 (PA4) at:</p> <p>(i) a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>.</p>			
Railway Service and Repair Yard; Railway Station	<b>Parking spaces</b> must be provided at a minimum rate of 0.1 per 100 square metres of <b>gross floor area</b> .	100%	100%	50%
<b>Recreation Use</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), and Policy Area 3 (PA3) and Policy Area 4 (PA4):</p> <p>(i) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) at a maximum rate of 1.3 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in all other areas of the City, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>.</p>	25%	100%	100%
<b>Religious Education Use</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) in Policy Area 1 (PA1):</p> <p>(i) at a minimum rate of 0.15 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) at a maximum rate of 0.3 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) in Policy Area 2 (PA2) and Policy Area 3 (PA3):</p> <p>(i) at a minimum rate of 0.5 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) at a maximum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(C) in Policy Area 4 (PA4):</p> <p>(i) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(ii) at a maximum rate of 2.0 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(D) in all other areas of the City, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	20%
<b>Religious Residence</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each 10 <b>bed-sitting rooms</b> or <b>dwelling units</b> .	100%	100%	100%
<b>Residential Care Home</b>	<p><b>Parking spaces</b> must be provided:</p> <p>(A) at a minimum rate of 0.22 for each 100 square metres of <b>gross floor area</b>; and</p> <p>(B) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b>.</p>	100%	100%	100%



<b>Respite Care Facility</b>	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%
<b>Retail Store</b>	<p><b>Parking spaces</b> must be provided if the <b>gross floor area</b> on a <b>lot</b> is more than 200 square metres:</p> <p>(A) in Policy Area 1 (PA1) at a:            (i) minimum of 1.0 for each 100 square metres of <b>gross floor area</b>; and            (ii) maximum of 3.5 for each 100 square metres of <b>gross floor area</b>; and            (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at:            (i) minimum of 1.0 for each 100 square metres of <b>gross floor area</b>; and            (ii) maximum of 4.0 for each 100 square metres of <b>gross floor area</b>; and            (C) in all other areas of the City:            (i) if the <b>gross floor area</b> is more than 200 square metres and less than 10,000 square metres, at a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>; and            (ii) if the <b>gross floor area</b> is 10,000 square metres or more but less than 20,000 square metres, at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b>; and            (iii) if the <b>gross floor area</b> is 20,000 square metres or more, at a minimum rate of 6.0 for each 100 square metres of <b>gross floor area</b>; and            (D) if the <b>gross floor area</b> on a <b>lot</b> is 200 square metres or less, no <b>parking space</b> is required.</p>	20%	100%	100%
<b>Retail Service</b>	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	100%	100%	20%
<b>Retirement Home</b>	<b>Parking spaces</b> must be provided at a rate of 0.3 for each <b>dwelling unit</b> and <b>bed-sitting room</b> .	100%	100%	100%
<b>Secondary Suite</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each <b>secondary suite</b> in excess of one. [549-2019]	100%	100%	100%
<b>Self Storage Warehouse</b>	(See <b>Warehouse</b> , self storage)			
<b>Seniors Community House</b>	<b>Parking Spaces</b> must be provided at a minimum rate of 1.0 per <b>building</b> .			
<b>Service Shop</b>	<p><b>Parking spaces</b> must be provided if the <b>gross floor area</b> is more than 200 square metres:</p> <p>(A) in Policy Area 1 (PA1) at a:            (i) minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and            (ii) maximum rate of 3.5 for each 100 square metres of <b>gross floor area</b>; and            (B) in Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at:            (i) minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b>; and            (ii) maximum rate of 4.0 for each 100 square metres of <b>gross floor area</b>; and            (C) in all other areas of the City a minimum rate of 1.5 for each 100 square metres of <b>gross floor area</b>; and</p>	100%	100%	100%



	(D) if the <b>gross floor area</b> is 200 square metres or less, no <b>parking space</b> is required.			
<b>Software Development and Processing</b>	<b>Parking Spaces</b> must be provided at the same rate as an office.	100%	100%	10%
<b>Vehicle Dealership</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4): (i) at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> ; and (ii) at a maximum rate of 1.5 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Vehicle Depot</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 0.1 for each 100 square metres of <b>gross floor area</b> ; and (B) in all other areas of the City at a minimum rate of 0.2 for each 100 square metres of <b>gross floor area</b> .	100%	100%	50%
<b>Vehicle Fuel Station</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1), Policy Area 2 (PA2) and Policy Area 3 (PA3) at a minimum rate of 2.5 for each 100 square metres of <b>gross floor area</b> ; (B) in Policy Area 4 (PA4) at a minimum rate of 3.0 for each 100 square metres of <b>gross floor area</b> ; and (C) in all other areas of the City at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Vehicle Service Shop</b>	<b>Parking spaces</b> must be provided at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Vehicle Repair Shop</b>	<b>Parking spaces</b> must be provided at a minimum rate of 3.5 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Veterinary Hospital</b>	<b>Parking spaces</b> must be provided:  (A) in Policy Area 1 (PA1) at a minimum rate of 0.4 for each 100 square metres of <b>gross floor area</b> and at a maximum rate of 0.8 for each 100 square metres of <b>gross floor area</b> ; and (B) in the rest of the City at a minimum rate of 1 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Visitation Centre</b>	<b>Parking spaces</b> must be provided at a minimum rate of 2.0 for each 100 square metres of <b>gross floor area</b> .	100%	100%	100%
<b>Warehouse</b>	<b>Parking spaces</b> must be provided at a minimum rate of 1.0 for each 100 square metres of <b>gross floor area</b> up to 2750 square metres; plus 0.5 for each 100 square metres of <b>gross floor area</b> in excess of 2750 square metres	100%	100%	50%
<b>Warehouse, Self Storage</b>	<b>Parking spaces</b> must be provided at a minimum rate of 0.6 for each 100 square metres of <b>gross floor area</b> .	100%	100%	50%



<b>Wholesaling Use</b>	<b>Parking spaces</b> must be provided at the same rate as a <b>retail store</b> .	100%	100%	50%
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[ By-law: 89-2022 ]

(6) Parking Space Rates - Multiple Uses on a Lot

If there are multiple uses on a **lot**, the respective **parking space** rate for each use on the **lot** applies and the total number of required **parking spaces** is the cumulative total for all uses. [ By-law: 89-2022 ]

(7) Shared Parking Space Calculation (Minimum)

In Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3), Policy Area 4 (PA4), the minimum number of parking spaces required for a lot is determined as follows:

- (A) for each of the morning, afternoon and evening parking periods Table 200.5.10.1, the minimum number of **parking spaces** required for each use, is calculated using the respective **parking space** rate and occupancy rate;
- (B) the minimum number of **parking spaces** required for each parking period is the total of the **parking spaces** required for all uses during that parking period; and
- (C) the minimum number of **parking spaces** required for the lot is equal to the largest number of **parking spaces** required for any parking period. [ By-law: 89-2022 ]

(8) Interpretation of Minimum and Maximum Parking Space Requirement

If Table 970.10.15.5 - Parking Space Rates and Parking Space Occupancy has a minimum and maximum number of **parking spaces** for a use, the number of **parking spaces** for that use listed on the Table may not:

- (A) be less than the required minimum; and
- (B) exceed the permitted maximum. [ By-law: 89-2022 ]

(9) Place of Worship Parking Rates

For the purpose of calculating **parking space** requirements for a **place of worship**, the "worship area" means 90 percent of the area in a **place of worship** used for the expression of worship through religious services, rites or ceremonies. [ By-law: 89-2022 ]

(10) Policy Area 1 (PA1) Parking Space Reduction for Bicycle Parking Spaces

In Policy Area 1 (PA1) the total minimum number of **vehicle parking spaces** required on a **lot** may be reduced at a rate of 1 **vehicle parking space** for each 5 **bicycle parking spaces** provided in excess of the minimum number of **bicycle parking spaces** required by Chapter 230 if the reduction of **vehicle parking space** is not greater than 20 percent of the total minimum **vehicle parking spaces** required. [ By-law: 89-2022 ]

(11) Parking Rates - Accessible Parking Spaces

If the total **parking space** requirement is 5 or more, clearly identified off street accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, as follows:

- (A) if the number of required **parking spaces** is less than 13, a minimum of 1 **parking space** must comply with all regulations for an accessible **parking space** in Section 200.15;
- (B) if the number of required **parking spaces** is 13 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must comply with all regulations for an accessible **parking space** in Section 200.15; and
- (C) if the number of required **parking spaces** is more than 100, 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** in Section 200.15. [ By-law: 89-2022 ]

(12) Accessible Parking Space Requirement for Medical Offices and Clinics

A minimum of 10 percent of the required **parking spaces** for a medical office or clinic established after May 26, 2017, must comply with all regulations for an accessible **parking space** in Section 200.15 and any accessible **parking spaces** lawfully existing on the **lot** must be retained. [ By-law: 89-2022 ]

## 970.10.15.10 Residential Zone Category Requirements

(1) Gross Floor Area Calculation for a Residential Building Other than an Apartment Building



In the Residential Zone category, the **gross floor area** of a **residential building**, other than an **apartment building**, may be reduced by:

- (A) the floor area of the **basement**;
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10 percent of the permitted maximum **gross floor area** for the **building**;
- (C) the area of required **parking spaces** in the **building**; and
- (D) in addition to (C) above, the area used for one additional **parking space** in a **detached house** on a **lot** with a lot frontage of more than 12.0 metres. [ By-law: 89-2022 ]

(2) Detached Private Garages Situated on More than One Lot

Despite regulation 10.5.60.20(3) and (6), if an **ancillary building** or **structure** contains the required **parking spaces** for **dwelling units** on abutting **lots** in the Residential Zone category, it may be located on the common **side lot line**. [ By-law: 89-2022 ]

(3) Parking Space Location for Apartment Buildings

In the Residential Zone category, a minimum of 50 percent of the required **parking spaces** for an **apartment building**, other than required visitor **parking spaces**, must be in a **building** or underground **structure**. [ By-law: 89-2022 ]

(4) Parking Space for a Secondary Suite

Despite regulation 10.5.80.10(3), in the Residential Zone category a required **parking space** for a **secondary suite** may be in the **front yard** if it is on a **driveway**. [ By-law: 89-2022 ]

(5) Lot Coverage Requirement for Ancillary Buildings and Structures

Despite regulation 10.5.60.70(1), in the R zone, the area of the **lot** covered by **ancillary buildings** and **structures** may not exceed 5 percent of the **lot** area, except for the following:

- (A) the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, if they comply with regulation 10.5.60.70(2); and
- (B) **ancillary buildings** or structures containing required **parking spaces**. [ By-law: 89-2022 ]

(6) Conversion of a Parking Space in a Building to Habitable Space

A **parking space** located inside a **building** on a **lot** in the R zone, other than an **ancillary building**, may be converted to habitable space and no further **parking space** is required if:

- (A) the **lot** has:
  - (i) a **lot frontage** of 7.6 metres or less; or
  - (ii) a **lot frontage** greater than 7.6 metres, and the elevation of the floor of the **vehicle** entrance is below **established grade**;
- (B) the required **parking space** is in a **detached house**, a **semi-detached** house or a **townhouse**;
- (C) **vehicle** entrance to the **parking space** is in the front **main wall**; and
- (D) the **driveway** leading to the **vehicle** entrance in the **building** is removed, and any **front yard** depression in the ground is filled to **established grade**. [ By-law: 89-2022 ]

## 970.10.15.40 Commercial Residential Zone Category Requirements

(1) Gross Floor Area Calculations for a Townhouse in the Commercial Residential Zone Category

In the Commercial Residential Zone category, the gross floor area of a townhouse may be reduced by:

- (A) the floor area of the **basement**, unless the **established grade** is higher than the average elevation of the ground along the rear **main wall** of the **residential building** by 2.5 metres or more, in which case the **gross floor area** of the **building** may be reduced by 50 percent of the floor area of the **basement**;
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10 percent of the permitted maximum **gross floor area** for the **building**; and



(C) the area of required **parking spaces** in the **building**. [ By-law: 89-2022 ]

(2) Policy Area 1 Parking Space Exemption

In a CR zone in Policy Area 1, no **parking spaces** are required for the following uses, if the **interior floor area** of all these uses, does not exceed 1.0 times the area of the **lot**:

- (A) **Artist Studio**;
- (B) **Custom Workshop**;
- (C) **Financial Institution**;
- (D) **Funeral Home**;
- (E) **Office** ;
- (F) **Performing Arts Studio**;
- (G) **Personal Service Shop**;
- (H) **Pet Services**;
- (I) **Retail Services**;
- (J) **Retail Store**; and
- (K) **Service Shop**. [ By-law: 89-2022 ]

#### 970.10.15.50 Commercial Residential Employment Zone Category Requirements

(1) Gross Floor Area Calculations for a Detached House, Semi-Detached House, Townhouse, Duplex, Triplex, or Fourplex in a Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category, the **gross floor area** of a **detached house, semi-detached house, townhouse, duplex, triplex, or fourplex** may be reduced by:

- (A) the floor area of the **basement**, unless the **established grade** is higher than the average elevation of the ground along the rear **main wall** of the **residential building** by 2.5 metres or more, in which case the **gross floor area** of the **building** may be reduced by 50 percent of the floor area of the **basement**;
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10 percent of the permitted maximum **gross floor area** for the **building**; and
- (C) the area of required **parking spaces** in the **building**; and
- (D) in addition to (C) above, the area used for one additional **parking space** in a **detached house** on a **lot** with a **lot frontage** of more than 12.0 metres [ By-law: 89-2022 ]

(2) Parking Exception for Change to Non-Residential Use

In a CRE zone in Policy Area 1 (PA1), if a change of non-residential use is proposed for a **lawfully existing building** or to a **building** that was erected pursuant to a building permit issued on or before March 7, 1983, and a minimum of 75 percent of the **lot area** is occupied by the **building**:

- (A) additional **parking spaces** are not required for a non-residential use; and
- (B) the number of **lawful parking spaces** on the **lot** may not be reduced. [ By-law: 89-2022 ]

#### 970.10.15.60 Employment Industrial Zone Category Requirements

(1) Parking in Street Yard

In the Employment Industrial Zone category a required **parking space** in a **street yard** is subject to the following:

- (A) the **parking space** must be at least 3.0 metres from the **front lot line** and **side lot lines**; and
- (B) the **parking space** must be at a right angle to the **driveway** that provides **vehicle** access from the **street** to a parking area. [ By-law: 89-2022 ]



## 970.30 Transition: Bicycle Parking Space Regulations

### 970.30.1 Transition: Bicycle Parking Space Regulations

(1) Bicycle Parking Space Regulations

An application submitted before July 22, 2022 that is eligible to proceed under Clauses 230.90.15.1, 230.90.15.2, 230.90.15.3 and 230.90.15.4 must comply with the requirements of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, 970.30.15.60 and 970.30.15.80. [ By-law: 839-2022 ]

### 970.30.15 Transition: Bicycle Parking Space General Requirements

#### 970.30.15.5 Requirements Applying to all Zones

(1) Bicycle Parking Space Requirements for Dwelling Units

**Bicycle parking space** requirements for **dwelling units** in an **apartment building** or a **mixed use building** are:

- (A) in Bicycle Zone 1, a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 "long-term" **bicycle parking space** per **dwelling unit** and 0.1 "short-term" **bicycle parking space** per **dwelling unit**; and
- (B) in Bicycle Zone 2, a minimum of 0.75 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.68 "long-term" **bicycle parking space** per **dwelling unit** and 0.07 "short-term" **bicycle parking space** per **dwelling unit**. [ By-law: 839-2022 ]

(2) Interior Floor Area Exclusions for Bicycle Parking Space Calculations

To calculate **bicycle parking space** requirements for uses other than **dwelling units**, the **interior floor area** of a **building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; or
- (G) exit stairwells in the **building**; [ By-law: 839-2022 ]

#### 970.30.15.10 Residential Zone Category Requirements

(1) Gross Floor Area Calculations for an Apartment Building

In the Residential Zone category, the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below **established grade**;
- (B) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) indoor **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**; [ By-law: 839-2022 ]



### 970.30.15.15 Residential Apartment Zone Category Requirements

(1) Gross Floor Area Calculations for an Apartment Building

In the Residential Apartment Zone category, the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below **established grade**;
- (B) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) indoor **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**; [ By-law: 839-2022 ]

### 970.30.15.30 Commercial Zone Category Requirements

(1) Gross floor Area Calculations for a Non-Residential Building in a Commercial Zone Category

In the Commercial Zone category, the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) required parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the **building**; [ By-law: 839-2022 ]

### 970.30.15.40 Commercial Residential Zone Category Requirements

(1) Gross Floor Area Calculations for a Non-residential Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the **building**; [ By-law: 839-2022 ]

(2) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;



- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**; [ By-law: 839-2022 ]

(3) Gross Floor Area Calculations for an Apartment Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**; [ By-law: 839-2022 ]

### 970.30.15.50 Commercial Residential Employment Zone Category Requirements

(1) Gross Floor Area Calculations for a Non-residential Building in the Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the **building**; [ By-law: 839-2022 ]

(2) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;



- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**; [ By-law: 839-2022 ]

(3) Gross Floor Area Calculations for an Apartment Building in the Commercial Residential Zone Category

In the Commercial Residential Employment Zone category the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**. [ By-law: 839-2022 ]

### 970.30.15.60 Employment Industrial Zone Category Requirements

(1) Gross Floor Area Calculations for a Non-residential Building in the Employment Industrial Zone Category

In the Employment Industrial Zone category the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) voids at the level of each floor with a **manufacturing use**;
- (E) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (F) elevator shafts, ventilation duct, utility shafts;
- (G) utility areas, catwalks, service platforms and a mechanical penthouse; and
- (H) exit stairwells and escalators in the **building**. [ By-law: 839-2022 ]

(2) Calculation of Parking Space Rates for Manufacturing Uses

For the purpose of calculating the number of required **parking spaces** for a **manufacturing use** on a lot in the Employment Industrial Zone category, the **gross floor area** of a **building** used for a **manufacturing use**, is reduced by the floor area in the **building** used for the following:

- (A) parking, loading and bicycle parking;
- (B) **vehicle** access to a **parking space** or a **loading space**;
- (C) storage rooms or washrooms located in the **basement**;
- (D) voids at the level of each floor with a **manufacturing use**;
- (E) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (F) elevator shafts, ventilation duct, utility shafts;
- (G) utility areas, catwalks, service platforms and a mechanical penthouse; and
- (H) exit stairwells and escalators in the **building**. [ By-law: 839-2022 ]

(3) Calculation of Loading Space Rates for Manufacturing Uses

For the purpose of calculating the number of required **loading spaces** for a **manufacturing use** on a lot in the Employment Industrial Zone category, the **gross floor area** of a **building** used for a **manufacturing use**, is reduced by the floor area in the **building** used for the following:



- (A) parking, loading and bicycle parking;
- (B) **vehicle** access to a **parking space** or a **loading space**;
- (C) storage rooms or washrooms located in the **basement**;
- (D) voids at the level of each floor with a **manufacturing use**;
- (E) shower and change facilities required by this By-law for required **bicycle parking spaces**;
- (F) elevator shafts, ventilation duct, utility shafts;
- (G) utility areas, catwalks, service platforms and a mechanical penthouse; and
- (H) exit stairwells and escalators in the **building**. [ By-law: 839-2022 ]



## **Chapter 990 Zoning By-law Map**

### **990.1 General**

(1) Zoning By-law Map

Regulation 990.1(1) has been relocated to Section 990.10 Zoning By-law Map, as amended through By-law 1675-2013. [ By-law: 1675-2013 ]

### **990.10 Zoning By-law Map**

(1) Zoning By-law Map

The Zoning By-law Map for this By-law is located in a separately bound Zoning By-law Map booklet with the individual map sheets identified on the index map located at the front of the map book.  
[ By-law: 1675-2013 ]



## **Chapter 995 Overlay Maps**

### **995.10 Policy Area Overlay Map**

#### **995.10.1 General**

(1) Policy Area Overlay Maps

The Policy Area Overlay Maps of this By-law are located in a separately bound Policy Area Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.



## **995.20 Height Overlay Map**

### **995.20.1 General**

(1) Height Overlay Maps

The Height Overlay Maps of this By-law are located in a separately bound Height Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.



## **995.30 Lot Coverage Overlay Map**

### **995.30.1 General**

(1) Lot Coverage Overlay Maps

The Lot Coverage Overlay Maps of this By-law are located in a separately bound Lot Coverage Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.



## 995.41 Multi-tenant House Overlay Map

### 995.41.10 General

#### (1) Multi-tenant House Overlay Map

- (A) The areas shown on Diagram 1 of By-law 156-2023 where a maximum of 12 **dwelling rooms** are permitted in an R zone despite the maximum of 6 **dwelling rooms** permitted by Regulation 150.25.20.1(3)(B), to be labelled "12 Dwelling Room Special Area;
- (B) The areas shown on Diagram 3 of By-law 156-2023 where a maximum of 6 **dwelling rooms** are permitted despite the maximum of 12 or 25 **dwelling rooms** permitted by Regulations 150.25.20.1(4)(C) and 150.25.20.1(5)(C), to be labelled "6 Dwelling Room Special Area;
- (C) Except where otherwise indicated in (A) and (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulations 150.25.20.1(3)(B) & (D), to be labelled "6 Dwelling Room Area (R, RD, RS, RT, RM)" and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10;
- (D) Except where otherwise indicated in (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulation 150.25.20.1(4)(C), to be labelled "12 Dwelling Room Area (RA, RAC, RM)" and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10; and
- (E) Except where otherwise indicated in (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulation 150.25.20.1(5)(C), to be labelled "25 Dwelling Room Area (CR, CRE)" and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10; [ By-law: 256-2024 ]



## **995.50 Parking Zone Overlay Map**