Office Consolidation

CITY OF TORONTO - Zoning By-law

BY-LAW NO 569-2013

Last Updated: July 15, 2019

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

OMB File: PL130592
This office consolidation includes all OMB decisions of to this date. Those portions of the By-law that are shaded yellow remain under appeal to the Ontario Municipal Board and are not in full force and effect.

Those portions of the text highlighted in a blue tone are Council enacted amendments not yet in full force or under appeal

Part 3 of 3

ORIGINALLY ENACTED BY CITY COUNCIL May 9, 2013
Zoning By-laws Amendments enacted by City of Toronto Council or the Ontario Municipal Board but are not yet incorporated into By-law 569-2013.

113-2015 (OMB)
801-2015
1043-2015
1356-2015
1358-2015
218-2016
225-2016
292-2016
758-2016
741-2017
826-2017
831-2017
1268-2017
1296-2018
1300-2018
269-2019
504-2019
864-2019

Any by-law enacted by City of Toronto Council after July 15, 2019
## Contents

### Volume 1

**Chapter 1 Administration**

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

**Chapter 2 Compliance with this By-law**

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

**Chapter 5 Regulations Applying to all Zones**
Chapter 10 Residential

10.5 Regulations Applying to the Residential Zone Category

10.5.1 General ................................................................. 19
10.5.20 Permitted Uses .................................................. 19
10.5.30 Lot Requirements .............................................. 19
10.5.40 Principal Building Requirements ......................... 21
10.5.50 Yards ................................................................. 28
10.5.60 Ancillary Buildings and Structures ....................... 29
10.5.75 Energy Regulations ............................................. 33
10.5.80 Parking .............................................................. 33
10.5.100 Access to Lot .................................................. 36
10.5.150 Waste ............................................................. 37

10.10 Residential Zone (R) .............................................. 38

10.10.1 General ............................................................ 38
10.10.20 Permitted Uses ................................................. 38
10.10.30 Lot Requirements ............................................. 41
10.10.40 Principal Building Requirements ....................... 41
10.10.60 Ancillary Buildings and Structures .................... 45
10.10.80 Parking ............................................................ 46

10.20 Residential Detached Zone (RD) ............................ 47

10.20.1 General ............................................................ 47
10.20.20 Permitted Uses ................................................. 47
10.20.30 Lot Requirements ............................................. 49
10.20.40 Principal Building Requirements ....................... 50

10.40 Residential Semi-Detached Zone (RS) ..................... 54

10.40.1 General ............................................................ 54
10.40.20 Permitted Uses ................................................. 54
10.40.30 Lot Requirements ............................................. 56
10.40.40 Principal Building Requirements ....................... 57
Chapter 15 Residential Apartment ................................................................. 73
15.5 Regulations Applying to the Residential Apartment Zone Category ................................................................. 73
  15.5.1 General .............................................................................................. 73
  15.5.20 Permitted Uses .................................................................................. 73
  15.5.30 Lot Requirements .............................................................................. 73
  15.5.40 Principal Building Requirements ...................................................... 75
  15.5.50 Yards ............................................................................................... 78
  15.5.60 Ancillary Buildings and Structures ................................................... 79
  15.5.75 Energy Regulations .......................................................................... 81
  15.5.80 Parking ............................................................................................ 82
  15.5.100 Access to Lot .................................................................................. 83
  15.5.150 Waste ............................................................................................ 83
15.10 Residential Apartment Zone (RA) ........................................................ 84
  15.10.1 General ............................................................................................ 84
  15.10.20 Permitted Uses .............................................................................. 84
  15.10.30 Lot Requirements ........................................................................... 87
  15.10.40 Principal Building Requirements ................................................... 87
15.20 Residential Apartment Commercial (RAC) ........................................ 90
  15.20.1 General ........................................................................................... 90
  15.20.20 Permitted Uses .............................................................................. 90
  15.20.30 Lot Requirements ......................................................................... 94
  15.20.40 Principal Building Requirements .................................................. 95

Chapter 30 Commercial ............................................................................. 98
30.5 Regulations Applying to the Commercial Zone Category ..................... 98
  30.5.1 General ............................................................................................ 98
  30.5.20 Permitted Uses ................................................................................ 98
  30.5.40 Principal Building Requirements .................................................. 98
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter 50 Commercial Residential Employment</td>
<td>138</td>
</tr>
<tr>
<td>50.5 Regulations Applying to the Commercial Residential Employment Zone Category</td>
<td>138</td>
</tr>
<tr>
<td>50.5.1 General</td>
<td>138</td>
</tr>
<tr>
<td>50.5.20 Permitted Uses</td>
<td>138</td>
</tr>
<tr>
<td>50.5.40 Principal Building Requirements</td>
<td>139</td>
</tr>
<tr>
<td>50.5.75 Energy Regulations</td>
<td>142</td>
</tr>
<tr>
<td>50.5.80 Parking</td>
<td>142</td>
</tr>
<tr>
<td>50.10 Commercial Residential Employment Zone (CRE)</td>
<td>144</td>
</tr>
<tr>
<td>50.10.1 General</td>
<td>144</td>
</tr>
<tr>
<td>Chapter 40 Commercial Residential</td>
<td>112</td>
</tr>
<tr>
<td>40.5 Regulations Applying to the Commercial Residential Zone Category</td>
<td>112</td>
</tr>
<tr>
<td>40.5.1 General</td>
<td>112</td>
</tr>
<tr>
<td>40.5.40 Principal Building Requirements</td>
<td>113</td>
</tr>
<tr>
<td>40.5.75 Energy Regulations</td>
<td>116</td>
</tr>
<tr>
<td>40.5.80 Parking</td>
<td>116</td>
</tr>
<tr>
<td>40.10 Commercial Residential Zone (CR)</td>
<td>117</td>
</tr>
<tr>
<td>40.10.1 General</td>
<td>117</td>
</tr>
<tr>
<td>40.10.20 Permitted Uses</td>
<td>117</td>
</tr>
<tr>
<td>40.10.30 Lot Requirements</td>
<td>124</td>
</tr>
<tr>
<td>40.10.40 Principal Building Requirements</td>
<td>125</td>
</tr>
<tr>
<td>40.10.50 Yards</td>
<td>134</td>
</tr>
<tr>
<td>40.10.80 Parking</td>
<td>135</td>
</tr>
<tr>
<td>40.10.90 Loading</td>
<td>135</td>
</tr>
<tr>
<td>40.10.100 Access to Lot</td>
<td>136</td>
</tr>
<tr>
<td>40.10.150 Waste</td>
<td>137</td>
</tr>
</tbody>
</table>
Chapter 60 Employment Industrial ....................................................................................................................... 159

60.5 Regulations Applying to the Employment - Industrial Zone Category ............................................................ 159

60.5.1 General....................................................................................................................................................... 159

60.5.20 Permitted Uses....................................................................................................................................... 159

60.5.30 Lot Requirements ................................................................................................................................. 159

60.5.40 Principal Building Requirements ........................................................................................................ 159

60.5.50 Yards ..................................................................................................................................................... 162

60.5.75 Energy Regulations ............................................................................................................................... 162

60.5.80 Parking .................................................................................................................................................. 163

60.5.90 Loading ................................................................................................................................................ 164

60.5.100 Access to Lot ...................................................................................................................................... 164

60.10 Employment Light Industrial Zone (EL) ................................................................................................... 166

60.10.1 General ..................................................................................................................................................... 166

60.10.20 Permitted Uses ...................................................................................................................................... 166

60.10.30 Lot Requirements ................................................................................................................................. 169

60.10.40 Principal Building Requirements ........................................................................................................ 169

60.10.50 Yards ..................................................................................................................................................... 170

60.10.60 Ancillary Buildings and Structures .................................................................................................... 170

60.10.80 Parking .................................................................................................................................................. 171

60.10.90 Loading ................................................................................................................................................ 171

60.10.100 Access to Lot ...................................................................................................................................... 171

60.20 Employment Industrial Zone (E) ............................................................................................................... 173

60.20.1 General ..................................................................................................................................................... 173

60.20.20 Permitted Uses ...................................................................................................................................... 173

60.20.30 Lot Requirements ................................................................................................................................. 177

60.20.40 Principal Building Requirements ........................................................................................................ 177

60.20.50 Yards ..................................................................................................................................................... 179

60.20.60 Ancillary Buildings and Structures .................................................................................................... 179

60.20.80 Parking .................................................................................................................................................. 179

60.20.90 Loading ................................................................................................................................................ 179

60.30 Employment Heavy Industrial Zone (EH) ................................................................................................. 181

60.30.1 General ..................................................................................................................................................... 181
Chapter 80 Institutional .......................................................................................................................................... 194

80.5 Regulations Applying to the Institutional Zone Category .............................................................................. 195

80.5.1 General .................................................................................................................................................. 195
80.5.20 Permitted Uses .................................................................................................................................. 195
80.5.30 Lot Requirements ............................................................................................................................... 197
80.5.40 Principal Building Requirements ........................................................................................................ 197
80.5.50 Yards .................................................................................................................................................. 198
80.5.60 Ancillary Buildings and Structures ...................................................................................................... 198
80.5.75 Energy Regulations ........................................................................................................................... 199
80.5.80 Parking ............................................................................................................................................... 199
80.5.100 Access to Lot .................................................................................................................................... 200

80.10 Institutional General Zone (I) .................................................................................................................. 200

80.10.1 General ............................................................................................................................................... 200
80.10.20 Permitted Uses .................................................................................................................................. 200
80.10.30 Lot Requirements ............................................................................................................................... 202
80.10.40 Principal Building Requirements ........................................................................................................ 203
80.10.50 Yards .................................................................................................................................................. 204
80.10.80 Parking ............................................................................................................................................... 205
80.10.90 Loading .............................................................................................................................................. 205
80.10.150 Waste ............................................................................................................................................... 205

80.20 Institutional Hospital Zone (IH) .................................................................................................................. 207

80.20.1 General ............................................................................................................................................... 207
80.20.20 Permitted Uses .................................................................................................................................. 207
80.20.30 Lot Requirements .................................................................................................................................. 209
Chapter 90 Open Space

90.5 Regulations Applying to the Open Space Zone Category
150.30 Senior's Community House.................................................................................................. 266
  150.30.1 General ......................................................................................................................... 266
  150.30.20 Use Requirements ........................................................................................................ 266
  150.30.30 Lot Requirements .......................................................................................................... 266
  150.30.40 Building Requirements ................................................................................................. 266
150.45 Day Nursery ......................................................................................................................... 266
  150.45.1 General ......................................................................................................................... 266
  150.45.20 Use Requirements ........................................................................................................ 266
  150.45.40 Building Requirements ................................................................................................. 267
  150.45.50 Yards ............................................................................................................................ 267
150.48 School ................................................................................................................................ 267
  150.48.1 General ......................................................................................................................... 267
  150.48.20 Use Requirements ........................................................................................................ 267
  150.48.50 Yards ............................................................................................................................ 267
  150.48.60 Ancillary Buildings and Structures ............................................................................... 268
  150.48.150 Waste ......................................................................................................................... 269
150.50 Place of Worship .................................................................................................................... 269
  150.50.1 General ......................................................................................................................... 269
  150.50.20 Use Requirements ........................................................................................................ 269
  150.50.40 Building Requirements ................................................................................................. 270
  150.50.50 Yards ............................................................................................................................ 270
  150.50.150 Waste ......................................................................................................................... 270
150.60 Marihuana Production Facility ............................................................................................ 271
  150.60.20 Use Requirements ........................................................................................................ 271
  150.60.40 Building Requirements ................................................................................................. 271
  150.60.60 Ancillary Building ......................................................................................................... 271
  150.60.90 Loading ......................................................................................................................... 271
150.80 Drive Through Facility ......................................................................................................... 272
  150.80.1 General ......................................................................................................................... 272
  150.80.20 Use Requirements ........................................................................................................ 272
  150.80.40 Building Requirements ................................................................................................. 272
150.90 Vehicle Dealership ............................................................................................................. 273
  150.90.1 General ......................................................................................................................... 273
  150.90.20 Use Requirements ........................................................................................................ 273
150.92 Vehicle Fuel Station ............................................................................................................ 273
  150.92.1 General ......................................................................................................................... 273
  150.92.20 Use Requirements ........................................................................................................ 273
  150.92.30 Lot Requirements .......................................................................................................... 274
  150.92.40 Building Requirements ................................................................................................. 274
Chapter 200 Parking Space Regulations

200.5 Regulations Applying to Parking Spaces
  200.5.1 General
  200.5.10 Parking Rates
  200.5.200 Parking Exemptions

200.10 Regulations Applying to Visitor Parking Spaces
  200.10.1 General

200.15 Regulations Applying to Accessible Parking Spaces
  200.15.1 General
Chapter 220 Loading Space Regulations ........................................................................................................ 301

220.5 Regulations Applying to Loading Spaces ................................................................................................. 301
   220.5.1 General ............................................................................................................................................... 301
   220.5.10 Loading Space Rates ......................................................................................................................... 302
   220.5.20 Access to Loading Space ................................................................................................................... 305
   220.5.200 Loading Exemptions ......................................................................................................................... 305
   220.20 Regulations Applying to Loading Spaces in Heritage Buildings ............................................................. 305
   220.20.1 General ............................................................................................................................................... 305

Chapter 230 Bicycle Parking Space Regulations ............................................................................................. 307

230.5 General Regulations Applying to All Bicycle Parking Spaces ................................................................. 307
   230.5.1 General ............................................................................................................................................... 307
   230.5.10 Bicycle Parking Rates All Zones ....................................................................................................... 308
   230.10 Bicycle Parking Regulations in the Residential Zone Category .......................................................... 311
      230.10.1 General ......................................................................................................................................... 311
   230.20 Bicycle Parking Regulations in the Residential Apartment Zone Category ......................................... 311
      230.20.1 General ......................................................................................................................................... 311
   230.30 Bicycle Parking Regulations in the Commercial Zone Category ......................................................... 312
      230.30.1 General ......................................................................................................................................... 312
   230.40 Bicycle Parking Regulations in the Commercial - Residential Zone Category .................................... 312
      230.40.1 General ......................................................................................................................................... 312
   230.50 Bicycle Parking Regulations in the Commercial Residential Employment Zone Category ................ 312
      230.50.1 General ......................................................................................................................................... 312
   230.60 Bicycle Parking Regulations in the Employment Zone Category ....................................................... 313
      230.60.1 General ......................................................................................................................................... 313
   230.80 Bicycle Parking Regulations in the Institutional Zone Category .......................................................... 313
      230.80.1 General ......................................................................................................................................... 313

Chapter 280 Special Districts - Downtown ......................................................................................................... 314

280.5 General Regulations Applying to the Downtown ....................................................................................... 314

Chapter 300 Special Districts - Centres ........................................................................................................... 314

300.5 Regulations Applying to All Centres ........................................................................................................ 314
   300.10 North York Centre ................................................................................................................................. 314
Chapter 400 Special Districts - Avenues ................................................................................................................... 314
  400.5 General Regulations Applying to Special Districts - Avenues ................................................................. 314
  400.10 Specific Regulations for Special Districts - Avenues ........................................................................... 314

Chapter 500 Special Districts - Heritage .................................................................................................................. 314
  500.5 General Regulations Applying to Heritage Zones .................................................................................... 314
  500.10 Zone Regulations .................................................................................................................................. 314

Chapter 600 Regulations for Overlay Zones ........................................................................................................ 316
  600.5 General Regulations Applying to Overlay District ....................................................................................... 316
    600.5.1 General .................................................................................................................................................. 316
  600.10 Building Setback Overlay District Map .................................................................................................... 316
    600.10.10 Building Setback Overlay District "A" ............................................................................................... 316
  600.50 Community Overlay District Maps ........................................................................................................ 320
    600.50.10 Queen Street West Eating Establishment Community Overlay District Map ............................. 320

Chapter 800 Definitions ............................................................................................................................................. 322
  800.50 Defined Terms ........................................................................................................................................... 322

Volume 2

Chapter 900 Site Specific Exceptions ................................................................................................................... 336
  900.1 General ....................................................................................................................................................... 336
  900.1.10 Interpretation ......................................................................................................................................... 336
  900.2 R - Zone ..................................................................................................................................................... 338
    900.2.1 General ................................................................................................................................................ 338
    900.2.10 Exceptions for R Zone .......................................................................................................................... 338
  900.3 RD - Zone ................................................................................................................................................... 491
    900.3.1 General ................................................................................................................................................ 491
    900.3.10 Exceptions for RD Zone ...................................................................................................................... 491
  900.4 RS - Zone .................................................................................................................................................... 879
    900.4.1 General ................................................................................................................................................ 879
    900.4.10 Exceptions for RS Zone ........................................................................................................................ 879
  900.5 RT - Zone .................................................................................................................................................... 985
    900.5.1 General ................................................................................................................................................ 985
    900.5.10 Exceptions for RT Zone ........................................................................................................................ 985
<table>
<thead>
<tr>
<th>Section</th>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>900.6</td>
<td>RM - Zone</td>
<td>1073</td>
</tr>
<tr>
<td>900.6.1</td>
<td>General</td>
<td>1073</td>
</tr>
<tr>
<td>900.6.10</td>
<td>Exceptions for RM Zone</td>
<td>1073</td>
</tr>
<tr>
<td>900.7</td>
<td>RA - Zone</td>
<td>1212</td>
</tr>
<tr>
<td>900.7.1</td>
<td>General</td>
<td>1212</td>
</tr>
<tr>
<td>900.7.10</td>
<td>Exceptions for RA Zone</td>
<td>1212</td>
</tr>
<tr>
<td>900.8</td>
<td>RAC - Zone</td>
<td>1344</td>
</tr>
<tr>
<td>900.8.1</td>
<td>General</td>
<td>1344</td>
</tr>
<tr>
<td>900.8.10</td>
<td>Exceptions for RAC Zone</td>
<td>1344</td>
</tr>
<tr>
<td>900.10</td>
<td>CL - Zone</td>
<td>1404</td>
</tr>
<tr>
<td>900.10.1</td>
<td>General</td>
<td>1404</td>
</tr>
<tr>
<td>900.10.10</td>
<td>Exceptions for CL Zone</td>
<td>1404</td>
</tr>
<tr>
<td>900.11</td>
<td>CR - Zone</td>
<td>1437</td>
</tr>
<tr>
<td>900.11.1</td>
<td>General</td>
<td>1437</td>
</tr>
<tr>
<td>900.11.10</td>
<td>Exceptions for CR Zone</td>
<td>1437</td>
</tr>
<tr>
<td>900.12</td>
<td>CRE - Zone</td>
<td>1902</td>
</tr>
<tr>
<td>900.12.1</td>
<td>General</td>
<td>1902</td>
</tr>
<tr>
<td>900.12.10</td>
<td>Exceptions for CRE Zone</td>
<td>1902</td>
</tr>
<tr>
<td>900.20</td>
<td>E - Zone</td>
<td>1934</td>
</tr>
<tr>
<td>900.20.1</td>
<td>General</td>
<td>1934</td>
</tr>
<tr>
<td>900.20.10</td>
<td>Exceptions for E Zone</td>
<td>1934</td>
</tr>
<tr>
<td>900.21</td>
<td>EL - Zone</td>
<td>1966</td>
</tr>
<tr>
<td>900.21.1</td>
<td>General</td>
<td>1966</td>
</tr>
<tr>
<td>900.21.10</td>
<td>Exceptions for EL Zone</td>
<td>1966</td>
</tr>
<tr>
<td>900.22</td>
<td>EH - Zone</td>
<td>1973</td>
</tr>
<tr>
<td>900.22.1</td>
<td>General</td>
<td>1973</td>
</tr>
<tr>
<td>900.22.10</td>
<td>Exceptions for EH Zone</td>
<td>1973</td>
</tr>
<tr>
<td>900.24</td>
<td>EO - Zone</td>
<td>1983</td>
</tr>
<tr>
<td>900.24.1</td>
<td>General</td>
<td>1983</td>
</tr>
<tr>
<td>900.24.10</td>
<td>Exceptions for EO Zone</td>
<td>1983</td>
</tr>
<tr>
<td>900.30</td>
<td>I - Zone</td>
<td>1994</td>
</tr>
<tr>
<td>900.30.1</td>
<td>General</td>
<td>1994</td>
</tr>
<tr>
<td>900.30.10</td>
<td>Exceptions for I Zone</td>
<td>1994</td>
</tr>
<tr>
<td>900.31</td>
<td>IH - Zone</td>
<td>2019</td>
</tr>
<tr>
<td>900.31.1</td>
<td>General</td>
<td>2019</td>
</tr>
</tbody>
</table>
900.31.10 Exceptions for IH Zone ................................................................. 2019
900.32 IE - Zone ....................................................................................... 2024
900.32.1 General ................................................................................... 2024
900.32.10 Exceptions for IE Zone .............................................................. 2024
900.33 IS - Zone ..................................................................................... 2026
900.33.1 General ................................................................................... 2026
900.33.10 Exceptions for IS Zone .............................................................. 2026
900.34 IPW - Zone .................................................................................. 2027
900.34.1 General ................................................................................... 2027
900.34.10 Exceptions for IPW Zone .......................................................... 2027
900.40 O - Zone ..................................................................................... 2051
900.40.1 General ................................................................................... 2051
900.40.10 Exceptions for O Zone .............................................................. 2051
900.41 ON - Zone .................................................................................. 2055
900.41.1 General ................................................................................... 2055
900.41.10 Exceptions for ON Zone ............................................................ 2055
900.42 OR - Zone .................................................................................. 2059
900.42.1 General ................................................................................... 2059
900.42.10 Exceptions for OR Zone ............................................................ 2059
900.43 OG - Zone .................................................................................. 2070
900.43.1 General ................................................................................... 2070
900.43.10 Exceptions for OG Zone ........................................................... 2070
900.45 OC - Zone .................................................................................. 2072
900.45.1 General ................................................................................... 2072
900.45.10 Exceptions for OC Zone ........................................................... 2072
900.50 UT - Zone .................................................................................. 2074
900.50.1 General ................................................................................... 2074
900.50.10 Exceptions for UT Zone ............................................................ 2074

Chapter 970 Appendices ......................................................................... 2077
970.1 General ......................................................................................... 2077

Chapter 990 Zoning By-law Map ............................................................ 2078
990.1 General ......................................................................................... 2078
990.10 Zoning By-law Map .................................................................... 2078

Chapter 995 Overlay Maps .................................................................... 2079
995.10 Policy Area Overlay Map ............................................................... 2079
995.10.1 General .................................................................................... 2079
995.20 Height Overlay Map ......................................................................................................... 2079
  995.20.1 General .................................................................................................................. 2079
995.30 Lot Coverage Overlay Map .......................................................................................... 2079
  995.30.1 General .................................................................................................................. 2079
995.40 Rooming House Overlay Map ...................................................................................... 2079
  995.40.1 General .................................................................................................................. 2079
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, 30.20.50.10, 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;

(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.

(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:
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)

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.

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.

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.

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.

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

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;
   (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.

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)

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 form a lot line abutting a street is 3.0 metres; and

(D) 10.0 parking spaces must be provided for each 100.0 square metres for eating establishment use.

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

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

Site Specific Provisions:

(A) The 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 abut any other street; and

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

Prevailing By-laws and Prevailing Sections:

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

(B) Exception number 11 of Exceptions List - Schedule `C' of former City of Scarborough zoning by-law 14402.
(69) Exception CL 69
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 30.20.20 only the following uses are permitted: retail store, vehicle fuel station, and vehicle service shop;
(B) In addition to (A) above, a vehicle washing establishment is also a permitted use, 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.; and

   (ii) 3.0 metres from a **lot line** abutting Corinthian Boulevard or Brantford Drive; and

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

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

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

**Site Specific Provisions:**

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

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

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

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

   (ii) 3.0 metres from a **lot line** abutting Glendower Circuit.

Prevailing By-laws and Prevailing Sections: (None Apply)
(93) Exception CL 93
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

(B) The 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)
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

(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 setback 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 setback 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 setback 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.; and
(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; and
(G) For the purpose of calculating the parking rates in (E) above, the gross floor area of basements is not included; and
(H) The minimum required width of a driveway or drive-aisle providing access to parking spaces is 6.0 metres.

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

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

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

(i) Birchmount 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)

(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)

(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 16.5 metres measured from the original centreline of the street, if the lot line abuts Birchmount Rd.; 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)

(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.;

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

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

(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 that abuts a street; and
(C) The maximum lot coverage is 70%.

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

(176) Exception CL 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, 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 Rathburn Rd., former City of Etobicoke by-law 12821.

(180) Exception CL 180
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-laws 1267, 1295, and 10,664.

(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.

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.

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.

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.

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.

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.

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:

(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:

(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.
The lands, or a portion thereof as noted below, are subject to the following 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)

(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;

(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 the may be located on an adjacent lot; and
(D) Loading space requirements do not apply.

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

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(72), former City of North York zoning by-law 7625.

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(71), former City of North York zoning by-law 7625.

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

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

(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.

(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.

(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 are 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**.

(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;

(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. 653-2015;

(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. 653-2015;

(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. 653-2015: 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;

(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 and forming part of this By-law, 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;

(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. 653-2015 and shall be comprised of 4 one bedroom **dwelling units** and 3 bachelor **dwelling units**;
(M) The buildings comprising the heritage sites, being those structures identified in Diagram 2 with a dashed outline and noted as "Heritage Structures To Be Retained", shall be conserved in accordance with the Heritage Easement Agreement registered on title and the terms of Schedule A to By-law No. 653-2015; and

(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; and [ By-law: 646-2015 ]
(B) Section 12(2) 259 of former City of Toronto By-law No. 438-86.

(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); 200.5.10.10(2)(A)(iv); 200.5.10.1; Table 200.5.10.1; 230.5.10.1(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:

(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), 40.10.40.1(1), 40.10.40.1(2)(A), 40.10.40.1(5)(A), 40.10.40.1(6), 40.10.40.10(2)(A), 40.10.40.70(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 dwellings 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 5 of 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-law 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.

(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, 40.10.40.100 (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), 150.90.30.1, 150.90.40.1 (1), 150.94.50.1, 200.5.10.1, 200.15.1.5, 220.5.1 (2), 220.5.10.1, 230.5.10 (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 permitted in accordance with the Parking Space occupancy rates outlined in Table 200.5.10.10 of By-law 569-2013:

(i) Residential Visitor 0 percent;

(ii) Retail Store 20 percent; and

(iii) Vehicle Dealership 20 percent;

(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;

(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)

(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)

(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)

(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)

(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)

(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)

(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)

(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 By-laws 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), 230.5.10.1.(4)(a), 230.5.10.1.(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, plants, 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.

(60) Exception CR 60
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

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

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

(63) Exception CR 63
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) 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 squares 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 40.10.20.10(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 976-2016 apply to such use;
(N) For the purposes of By-law 976-2016 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.(5), 40.10.40.40,(1), 40.10.40.70.(2), 40.10.40.70.(4), 40.10.40.80.(2), 200.5.10.6.(1) [ Dwelling Unit in a Mixed Use Building and Dwelling Unit in a Mixed Use Building Visitor Parking], 200.15.1.5.(1), 220.5.10.10.(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 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.

(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 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 A 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;

(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%) of all dwelling units erected or used on the lot must have two or more bedrooms, and at least a further ten percent (10%) 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.
(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 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.
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

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.

(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 ]

(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), 4.5.40.10(5)(A), 4.5.40.10(5)(B), 4.5.40.10(6), 4.5.40.10(7), 4.5.40.60(1), 4.5.40.10(1), 4.5.40.50(1), 4.5.40.50(2), 4.5.40.60(1), 4.5.40.60(2), 4.5.40.60(6), 4.5.40.70, 4.5.10.90.1, 4.5.10.90.40(3), 4.5.10.100.10(1), 205.5.1(3), 205.5.1(10), 205.5.1(10), Table 200.5.10.1, 200.15.10, 220.15.10, 220.5.10.1, 220.5.20.1, 230.5.10.1, 230.5.10.10, 230.5.10.11, 230.5.10.12, 230.5.10.15, 230.40.10, 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 By-laws 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 ]

(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; [Tor 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; [Tor 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 [Tor 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; [Tor 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. [Tor. 121-2018]

(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;

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.

(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;

(i) 750 square metres for storeys 11-23; and
(ii) 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:

(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

(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 ]
(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.
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation July 15, 2019

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;

(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**;

1479
(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), 200.5.10.10.(1), 200.5.10.10.(1), 220.5.10.10.(1), 220.5.10.10.(1), 220.5.10.10.(1), 230.5.10.10.(5), 230.5.10.10.(9)(B), and 230.40.10.20.(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 overrun 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 stepbacks 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 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: 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.

(119) **Exception CR 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(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 stories 2 to 5 to a maximum of 0.8 metres on the north, south, and west elevations of the building;
   (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)]
(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 200.5.10(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 applies 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(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;

(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;
means 6 p.m. to 6 a.m: following minimums, where parking period AM means 6 a.m. to Noon, PM means Noon to 6 p.m. and Eve.

Parking spaces requirements: In addition to regulation 800.50(15), following:

Despite regulation 40.10.40.50, a minimum of 3.0 square metres per dwelling unit 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;

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;

- (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;

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;

In addition to regulation 800.50(15), amenity space may also be available to guests and visitors of a building;

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;

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 x (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;

(RP) 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;

(BH) Bicycle parking spaces provided in an automated bike parking facility are not subject to regulation 230.5.1.10 (4);

(L) 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)

(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), 40.10.100.10.(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; and  

(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(A), 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:

(A) Section 12(2)259 of former City of Toronto By-law 438-86 [ By-law: 1473-2017 Enacted ]

(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 stepbacks 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 Li(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 x (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 Enacted ]

(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;

   (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)

(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:
   (A) Section 12(2) 259 of former City of Toronto By-law 438-86. [By-law: 1263-2017]

(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 comices, 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 of 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 Enacted ]

(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 projection 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) Privately-owned publicly accessible open space with a minimum area of 500 square metres shall be provided on the ground level generally as shown within the shaded area on Diagram 4 of By-law 1251-2018;

(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.
The lands, or a 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)

<table>
<thead>
<tr>
<th>(141) Exception CR 141</th>
</tr>
</thead>
<tbody>
<tr>
<td>The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.</td>
</tr>
</tbody>
</table>

**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, wheelchair 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: 1159-208 Enacted ]

(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; and
(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 ]

(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 230.5.1.10(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;

1506
(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 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;
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;

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;

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;

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;

Regulation 230.5.1.10.(9), relating to the long term location, does not apply; and

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 ]

**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.

**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.

**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', 'D', 'E' and ancillary buildings: 15.5 percent of the area of the lot for all buildings combined;

(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 enclosed stairwells to access the roof) and 14.5 metres;

(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', 'D' and 'E';

(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 286 dwelling units are permitted, of which:

(i) A maximum 222 dwelling units must in Buildings 'A' and 'B'; and
(ii) A maximum 64 dwelling units must be in Buildings 'C', 'D', and 'E';

(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 Buildings 'D' and 'E';
(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': 8.0 metres;
   (ii) Between Building 'A' and Building 'E': 18.9 metres;
   (iii) Between Building 'B' and Building 'C': 8.7 metres; and
   (iv) Between the end walls of Buildings 'C', 'D' and 'E': 3.0 metres;

(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 200.5.1.10(1), parking spaces must be provided as follows:
   (i) for all dwelling units in apartment buildings, at the rates required for lands in Policy Area 4; and
   (ii) for all permitted non-residential uses, at a rate of minimum of 1 and a maximum of 4 parking spaces per 100 square metres of gross floor area of such uses;

(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', 'D' and 'E': Apartment buildings where each dwelling unit has a separate entrance directly from outside.

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.

<table>
<thead>
<tr>
<th>Exception CR 156</th>
</tr>
</thead>
<tbody>
<tr>
<td>The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.</td>
</tr>
</tbody>
</table>

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 Enacted ]
(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.

(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 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) Railings, parapets, balconies, cornices, lighting fixtures, awnings, ornamental elements, 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)(i), 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) ]

(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:
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation July 15, 2019

(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);
   (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.
Despite Regulations 40.10.40.1(1), dwelling units must be located above the first storey of a building.

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.

Regulation 40.10.40.1(6) as it relates to pedestrian access for a lot does not apply.

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.

Despite Regulation 40.10.40.10(1) and (2) with respect to vehicle access restrictions and access to parking areas, do not apply.

Despite Regulation 40.10.150.1, all waste and recyclable material must be stored in a wholly enclosed building.

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 ]

(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 dwellings 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.

(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)

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 this By-law.
(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 Enacted]

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.

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.

(205) **Exception CR 205**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-laws 30200;
(B) Former City of North York by-law 30205; and
(C) Section 64.24(5) of North York zoning by-law 7625.

(206) **Exception CR 206**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 10926.

(207) **Exception CR 207**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(85), former North York zoning by-law 7625.

(209) **Exception CR 209**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 28482.

(211) **Exception CR 211**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 518-2003;
(B) City of Toronto by-law 422-2003; and
(C) City of Toronto by-law 5-2005.

(213) Exception CR 213
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

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

(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.
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

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 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.

(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.

(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.

(256) Exception CR 256
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 29032; and
(B) Former City of North York by-law 30206.

(257) Exception CR 257
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite the parking space requirements in Chapter 200, parking spaces must be provided for each dwelling unit at a minimum rate of 1.5 parking spaces of which 0.25 parking spaces for each dwelling unit must be for visitor parking.
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 22588.

(258) Exception CR 258
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) Despite the parking space requirements in Chapter 200, parking spaces must be provided for each dwelling unit at a minimum rate of 1.5 parking spaces of which 0.25 parking spaces for each dwelling unit must be for visitor parking.

Prevailing By-laws and Prevailing Sections:
   (A) Section 64.23(29) of North York zoning by-law 7625.

(259) Exception CR 259
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 31610.

(260) Exception CR 260
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) Despite the parking space requirements in Chapter 200, parking spaces must be provided for each dwelling unit at a minimum rate of 1.5 parking spaces of which 0.25 parking spaces for each dwelling unit must be for visitor parking.

Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 18758;
   (B) Former City of North York by-laws 18840; and
   (C) Former City of North York by-laws 22866;

(263) Exception CR 263
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.23(77), former City of North York zoning by-law 7625.

(268) Exception CR 268
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 8196; and
   (B) Former City of North York by-law 9803.
(269) Exception CR 269
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 30102.

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-laws 15421;  
(B) Former City of North York by-laws 18828; and  
(C) Former City of North York by-laws 22918.

(276) Exception CR 276
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 12915.

(277) Exception CR 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.

(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)

(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.

(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.

(296) Exception CR 296
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Dwelling units must comply with Section 7.2.1, former Town of Leaside zoning by-law 1916.

(297) Exception CR 297
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 7.1.3(f), former Town of Leaside zoning by-law 1916; and
   (B) Sections 7.1.3(g), former Town of Leaside zoning by-law 1916.

(298) Exception CR 298
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 7.2.4.1, former Town of Leaside zoning by-law 1916.

(300) Exception CR 300
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
      (i) the angular plane requirements of 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.

(303) **Exception CR 303**

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

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

(A) Section 7.7.5.24.1, former Borough of East York zoning by-law 6752.

(304) **Exception CR 304**

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

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

(A) Section 7.7.5.24.2, former Borough of East York zoning by-law 6752.

(306) **Exception CR 306**

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

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

(A) Section 8.A.3, former Borough of East York zoning by-law 6752.

(312) **Exception CR 312**

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

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

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

(313) **Exception CR 313**

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

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

(A) Section 8.A.13, former Borough of East York zoning by-law 6752.

(314) **Exception CR 314**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

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

(A) Section 8.A.17, former Borough of East York zoning by-law 6752.

(315) Exception CR 315

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

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

(A) Section 8.A.19, former Borough of East York zoning by-law 6752.

(316) Exception CR 316

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

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

(A) Section 8.A.22, former Borough of East York zoning by-law 6752.

(318) Exception CR 318

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

Site Specific Provisions:

(A) Despite Article 40.10.20, a vehicle fuel station, vehicle dealership, vehicle service shop and entertainment place of assembly are not permitted uses;
(B) The maximum gross floor area of all buildings is 0.4 times the area of the lot;
(C) The minimum building setback from a lot line that abuts Sheppard 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)

(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)

(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: (None Apply)

(334) Exception CR 334
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite Article 40.10.20 the only permitted use is office;
(B) The maximum gross floor area of all buildings is 0.4 times the area of the lot; and
(C) The minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the centre line of Midland 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)

(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)

(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.

(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.

(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.

(360) Exception CR 360
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite the land use permissions for this zone, the only permitted uses are vehicle fuel station and retail store;
(B) The minimum building setback from a lot line abutting a street is 3.0 metres; and
(C) The minimum building setback from a rear lot line is 7.5 metres.

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

(363) Exception CR 363
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 21.0 metres, measured from the centre line of the original road allowance if the lot line abuts Lawrence 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)

(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.

(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.
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.

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

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)

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)

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.

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, the only 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:
(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, 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;

(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.
(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 a 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)

(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)

(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)

(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)

(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)

(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)

(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) The minimum building setback from a rear lot line is 7.5 m; and

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

(431) Exception CR 431
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts:
   (i) Lawrence 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)

(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)

(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 Lawrence Ave. East 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;
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

(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)

(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)

(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)

(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) 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.

(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) Despite Article 40.10.20, the only uses permitted are: vehicle fuel station, and vehicle repair shop, subject to Sections 150.92 and 150.94;

(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)

(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)

(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 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)

(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 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)

(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; and

(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.

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)

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)

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 **eating establishment** and **take-out eating establishment** uses; and
   (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 Under Appeal]*

   (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 Under Appeal]*

**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;

(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)

(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)

(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)

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)

Exception CR 516

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

Site Specific Provisions:

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

(B) The minimum building setback from a lot line abutting a street is 3.0 metres;
(C) The maximum combined gross floor area for all recreation use, personal service shop, eating establishment, financial institution, and retail uses is 2000.0 square metres;

(D) The maximum combined gross floor area for an eating establishment and take-out eating establishment is 330.0 square metres;

(E) The minimum building setback from a side yard lot line is 3.0 metres;

(F) The minimum building setback from a rear yard lot line is 14.0 metres; and

(G) The maximum height of a building or structure on the lot is 16.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 31 of Exceptions List - Schedule `C' of former City of Scarborough zoning by-law 10076.

(532) Exception CR 532

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

Site Specific Provisions:

(A) The 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 a street is:

   (i) the greater of 23.0 metres from the original centre line of Kennedy Rd., or 5.0 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.;

(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 street is:

   (i) 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.;

   (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 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.

(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 the **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 **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** must provided along a **lot line** abutting the Residential Zone category.

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

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)

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;
(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;
(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)

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;
(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)

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)

(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)

(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 times 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; and
   (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.

(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 200.5.10.1 of this By-law.

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.

(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.

(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)

(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

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

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


(567) **Exception CR 567**

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

**Site Specific Provisions:**

(A) The 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 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;

(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) 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 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) 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

(D) The requirements of (B), (C) and (D) above, do not apply to a transportation use; and

(E) The requirements of (B) and (D) above, do not apply to a transportation use. [By-law: 805-2019 ]

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

(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)

(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
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

(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, the erection or use of a building, structure, addition or enlargement shall comply with (B) below; and
(B) These standards apply:
   (I) On a corner lot the shorter of the two lot lines abutting a street is the front lot line;
   (ii) The minimum building setback from a front lot line is 4.5 metres, except that the main wall containing a vehicular access to underground parking shall be set back a minimum of 6.1 metres from the street line;
   (iii) The minimum building setback from a side lot line that abuts a street is 4.8 metres;
   (iv) The minimum building setback from the north and north-west side lot lines is 5.5 metres, except minimum 2.7 metres within 15.0 metres from the street line of Victoria Park Avenue;
   (v) The minimum building setback from a rear lot line is 55.0 metres;
   (vi) The total gross floor area of all buildings and structures must not exceed a maximum of 9,100.0 square metres;
   (vii) The maximum building coverage is 50 percent of the lot area;
   (viii) Despite Clause 40.5.40.10 Height, maximum height, measured from the Canadian Geodetic Datum elevation of 128.3 metres (the established grade), is 10.0 metres;
   (ix) Despite (viii) above, mechanical penthouses, elevator machine rooms, chimneys, vents, skylights, antennae, and parapet walls shall not exceed a height of 3.0 metres above the height of the building;
   (x) Despite Regulation 40.5.40.40(1) Gross Floor Area Calculations for a Non-residential Building in the Commercial Residential Zone Category, subsection (1)(A) shall read 'parking and building entry vestibule(s), loading and bicycle parking below-ground';;
   (xi) For purposes of Regulation 40.5.40.40(1), below-ground shall mean any portion of the building below the Canadian Geodetic Datum elevation of 128.3 metres (the established grade);
(xii) Only loading, storage and warehousing uses, administrative offices, employee rooms, washrooms and related service areas not otherwise accessible to the general public for retail shopping purposes are permitted within the northern 12.0 metres of the building;

(xiii) Despite Regulation 40.10.20.20 Permitted Use - with Conditions, the following uses are not permitted: Club, Hotel, Public School, Public Parking, Private School, Vehicle Dealership, Vehicle Fuel Station, Vehicle Washing Establishment;

(xiv) In addition to Regulation 40.10.40.60 Permitted Encroachments, the following projections into a required building setback, to the maximum distances shown below, are permitted:
1. Roof overhang - 1.0 metres;
2. Balconies, and unenclosed porches - 1.55 metres; and
3. Exterior Steps - No Limit

(xv) Bicycle parking spaces shall be provided as follows:
1. Minimum 21 "long term" bicycle parking spaces within the building; and
2. Minimum 34 "short term" bicycle parking spaces at grade; and

(xvi) The following Regulations shall not apply:
1. 40.10.40.1(2) Commercial Uses - Location of Entrances and First Floor Elevation;
2. 40.10.50.10 (1)(B) Landscaping Requirement in CR Zone;
3. 40.10.100.10(1)(B) and (C) Vehicle Access - Restrictions;
4. 40.10.150.1(1)(A) Waste and Recyclable Materials Storage; and
5. 230.5.1.10(7)(B) Change and Shower Facilities.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 986-2015 ]

(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 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.

(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 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., 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)

(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)

(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)

(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)
(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 use not including medical offices, financial institutions, personal service shop, 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 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)

(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)

(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)

(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)
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.; and
       (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.

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. and Warden Ave., or 3.0 metres from a lot line abutting Ellesmere Rd. and Warden Ave.; and
       (ii) 3.0 metres from a lot line abutting any street other than Ellesmere Rd. and Warden Ave.; and
   (C) The permitted maximum floor space index does not include the area of any basements.

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.; and
       (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.

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)

(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: 1429-2017]

(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 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.

(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;

(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.

(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)

(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 689
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The 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 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;

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

(D) 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)

(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)

(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, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility. [By-law: 1429-2017]

(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) 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) 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 (I)(ii) if a building has more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(L) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit;

(M) Of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use;

(N) If a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(O) lot coverage does not apply;

(P) Parking spaces located adjacent to the south lot line may have a length not be less than 4.3 metres; and

(Q) A driveway may have a width not be less than 5.3 metres.

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

(708) Exception CR 708
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite the uses listed in 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: 1429-2017]

(B) The following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop;

(C) The gross floor area on a lot is:
   (i) a minimum of 1.0 times the area of the lot; and
   (ii) a maximum of 2.5 times the area of the lot;

(D) A dwelling unit must be entirely located:
   (i) above the second above grade storey of the building; or
   (ii) at least 18.0 metres from a lot line that abuts Danforth 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 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(M) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(N) Of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.
(O) If a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area; and

(P) lot coverage does not apply.

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

(709) Exception CR 709

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

Site Specific Provisions:

(A) Despite the uses listed in 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: 1429-2017]

(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) 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 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.;

(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 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit;

(O) Of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use;

(P) If a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) lot coverage does not apply;

(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; and

(S) A garage must be set back a minimum of 0.6 metres from a side lot line.

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

(710) Exception CR 710

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

Site Specific Provisions:

(A) The building setback from a lot line that abuts Lawrence 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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, place of worship and public utility; and

(P) For a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:
(i) is 1000 square metres or less parking space must be provided at a minimum rate of
   1 parking space per 100 square metres of gross floor area; and
(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200.

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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, place of worship and public utility; and

(P) For a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

   (i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and

   (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200.

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
(iii) must be no more than 6.0 metres in height; and

(K) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in 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: 1429-2017]

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

(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 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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of 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;

(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:

(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: 1429-2017 ]

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: 1429-2017 ]

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: 1429-2017]

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
   (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:

1639
(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,
nursing home, personal service shop, entertainment place of assembly, private home daycare,
recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail
store, retail service, retirement home, private school, public school, municipally owned public parking,
transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of 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
   (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.; and

(O) **Parking space** for a **nursing home** must be provided at a minimum rate of 3.0 **parking spaces** for each 20 beds;

(P) For a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(Q) Despite the uses listed in 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**, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of 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
   (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 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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of 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
   (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) 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 is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(Q) Despite the uses listed in 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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.
Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of 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:

(ii) 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 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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of 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 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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of 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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of 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

   (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**, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, **ambulance depot**, **fire hall**, **police station**, **place of worship** and **public utility**;

(P) For a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

   (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and

   (ii) is greater than is 1000 square metres the parking rate in (i) Above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.
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**;

(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:

(A) SCHEDULE "B" Number 134, 215 and 254, of former City of Scarborough by-law 9511.
(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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of 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 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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 252, of 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
   (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 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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:
(A) SCHEDULE "B" Number 134, 215 and 255, of 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;

(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 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, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 256, of former City of Scarborough by-law 9511.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(269), former City of York zoning by-law 1-83.

(793) Exception CR 793

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

Site Specific Provisions:

(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, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility. [ By-law: 1429-2017 ]

(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) 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 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.;

(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.;

(iii) 1.5 metres from any other street;

(M) Despite (L)(i) if a building has more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit;

(O) Of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use;

(P) If a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) lot coverage does not apply; and

(R) On the lands municipally known as 3246 Danforth 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)

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; and

(C) The maximum height of a building is:

(i) 16 storeys for and apartment building, excluding rooftop mechanical equipment and parking structures; and

(ii) 6 storeys for an office buildings, excluding rooftop mechanical equipment and parking structures; and

(D) 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 for the must be provided at a minimum rate of 1.5 square metres for each dwelling unit;
(G) For each **dwelling unit** up to a maximum of 196, a minimum of 12.75 square metres of non-residential **interior floor area** must be provided and located within 35 metres of the **lot line** that abuts Danforth Ave.; and

(H) A minimum of 1.3 **parking spaces** must be provided for each **dwelling unit**, and

(I) The only uses permitted are:

  (i) **financial institution**;
  
  (ii) **offices**;
  
  (iii) **custom workshop**, for sale of goods on **premises**;
  
  (iv) **entertainment place of Assembly**;
  
  (v) **recreation use**;
  
  (vi) **eating establishment** and **take-out eating establishment**;
  
  (vii) **Retail Stores**;
  
  (viii) **Service Shops**; and
  
  (ix) **Studios**.

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

(802) **Exception CR 802**

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

**Site Specific Provisions:**

(A) Despite the uses listed in 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: 1429-2017]

(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) above the second above grade **storey** of the **building**; or
  
  (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.;
(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 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit;
(O) Of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use;
(P) If a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
(Q) lot coverage does not apply;
(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; and
(S) Despite regulation 40.10.20.100 (2), a Nightclub is not permitted.

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

(803) Exception CR 803
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(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 that 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)

(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, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility. [By-law: 1429-2017]

(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) 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 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.;

(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.;

(iii) 1.5 metres from any other street;

(M) Despite (L)(i) if a building has more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(O) Of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.

(P) If a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) lot coverage does not apply;

(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; and

(S) Despite regulation 40.10.20.100 (2), a Nightclub is not permitted.
(I) no parking space may be located in any yard abutting Danforth Ave.;

(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.;

(iii) 1.5 metres from any other street;

(M) Despite (L)(i) if a building has more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(O) Of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use;

(P) If a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) lot coverage does not apply; and

(R) Despite regulation 40.10.20.100 (2), a Nightclub is not permitted.

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

(811) Exception CR 811

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

Site Specific Provisions:

(A) Despite the uses listed in 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, public parking, transportation use, ambulance depot, fire hall, police station, and public utility. [By-law: 1429-2017]

(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) 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 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.;

(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 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit;

(O) Of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use;

(P) If bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) lot coverage does not apply; and

(R) On the lands municipally known as 3246 Danforth 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, municipally owned public
parking, transportation use, ambulance depot, fire hall, police station, and public utility. [By-law: 1429-2017]

(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) 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) 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 6 stories above grade the main wall of the upper two most floors must
   be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below
   the sixth storey;

(L) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit;

(M) Of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for
   visitor use;

(N) If a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and
   secure bicycle storage area;

(O) lot coverage does not apply.

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

(815) Exception CR 815

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

Site Specific Provisions:
(A) Despite the uses listed in 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 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: 1429-2017]

(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) 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) 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 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

(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 6 stories above grade the **main wall** of the upper two most floors must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(L) **bicycle parking spaces** must be provided at a minimum rate of 0.5 bicycles per **dwelling unit**;

(M) Of the required **bicycle parking spaces** a minimum of 60% must be for occupant use, and 20% must be for visitor use;

(N) If a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(O) **lot coverage** does not apply; and
(P) On the lands municipally known as 3246 Danforth 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)

(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, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility. [By-law: 1429-2017]

(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) 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 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.;

(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

1666
(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 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(O) Of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.

(P) If a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) lot coverage does not apply; and

(R) On the lands municipally known as 3246 Danforth 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)

(819) Exception CR 819

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

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

(A) On 264 Browns Line, former City of Etobicoke by-law 1979-278.

(820) Exception CR 820

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

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

(A) On 278 Browns Line, former City of Etobicoke by-law 1979-175.

(827) Exception CR 827

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

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


(829) Exception CR 829

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

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

(A) City of Toronto by-law 828-2006.

(830) Exception CR 830
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) On 4335 Bloor 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:


(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.

(839) Exception CR 839
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 725 Browns Line, former City of Etobicoke by-law 1993-133.

(842) Exception CR 842
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite 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:

(848) Exception CR 848
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Former City of Etobicoke by-law 1989-25.

(850) **Exception CR 850**

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

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

(A) On 2732-2750 Lakeshore Boulevard (North side), former City of Etobicoke by-law 1980-189.

(869) **Exception CR 869**

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

Site Specific Provisions:

(A) Dwelling units are only permitted above the first floor.

(A) Dwelling units are only permitted in a mixed use building. [By-law: 607-2015 Under Appeal]

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

(870) **Exception CR 870**

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

Site Specific Provisions:

(A) Dwelling units are only permitted above the first floor.

(A) Dwelling units are only permitted in a mixed use building. [By-law: 607-2015 Under Appeal]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 735-1999.

(872) **Exception CR 872**

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

Site Specific Provisions:

(A) Dwelling units are only permitted above the first floor.

(A) Dwelling units are only permitted in a mixed use building. [By-law: 607-2015 Under Appeal]

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:

(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) Former City of Etobicoke by-laws 1388 and 2308 prevail.

Prevailing By-laws and Prevailing Sections:
   (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 ]

(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.

(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.
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation July 15, 2019

Prevailing By-laws and Prevailing Sections:
(A) Former City of York by-law PB 2494.

(977) Exception CR 977
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Any portion of a building or structure constructed within 6.0 metres of the front lot line 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:
(A) Former City of York by-law PB 2428.

(978) Exception CR 978
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Any portion of a building or structure constructed within 6.0 metres of the front lot line 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(306), former City of York zoning by-law 1-83.

(980) Exception CR 980
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 16(195), former City of York zoning by-law 1-83.

(982) Exception CR 982
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law 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.

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.

(A) Section 16(207), former City of York zoning by-law 1-83

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)

(A) Section 16(326), former City of York zoning by-law 1-83.

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)

(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.

(1117) **Exception CR 1117**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1986-236.

(1124) **Exception CR 1124**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1989-78.

(1125) **Exception CR 1125**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1995-43.

(1127) **Exception CR 1127**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3228; and
(B) Former City of Etobicoke by-law 1986-19.

(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)

(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)

(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)

(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.

(Exception CR 1163)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Dwelling units are only permitted above the first floor.

(A) In a mixed use building, dwelling units are only permitted above the first storey. [By-law: 607-2015 Under Appeal]

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: [ 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).

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.
(1177) Exception CR 1177
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite regulation 40.10.20.100 (2), a Nightclub is not a permitted use.

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

(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) 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.

(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.

(C) On a lot, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

(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 main wall of a 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:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1218) Exception CR 1218

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

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 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.
The lands, or a portion thereof 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.

(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
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.

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.

Exception CR 1250
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Section 12(1) 232 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

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.

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;
(C) Section 12(2) 258 of former City of Toronto By-law 438-86; and
(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1317) Exception CR 1317
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 111 of former City of Toronto By-law 438-86;
(C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1319) **Exception CR 1319**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **lot, public parking** as a permitted use in a **building or structure** is not permitted. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86; 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;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1327) **Exception CR 1327**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86; 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; and
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(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.
The lands, or a 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) 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) 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) 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
Despite regulation 230.5.10(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; and

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1402) Exception CR 1402

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

(A) On the lands 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)]

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 162-164 Cumberland St., former City of Toronto by-laws 492-80 and 674-80 and City of Toronto by-law 1171-2009 (OMB).

(D) On Part of Lots 8 and 9 on Plan 213E, Toronto designated as Parts 2, 3 and 4 on Plan 64R16280 subject to EP136076, St. Luke Lane, City of Toronto By-law 1064-2014. [By-law: 1064-2014]

(D) On Part of Lots 8 and 9 on Plan 213E, Toronto designated as Parts 2, 3 and 4 on Plan 64R16280 subject to EP136076, St. Luke Lane, City of Toronto By-law 1063-2014. [By-law: 42-2015]

(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 andPrevailing 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.
The lands, or a portion thereof 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(1) 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; and [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; and [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; and

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1467) Exception CR 1467

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

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it 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 By-laws 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), 200.5.10.1(3), 200.5.10.1(2), 200.5.10.1.5, 220.5.10.1(2), 220.5.20, 230.5.10.10(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:

(I) 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 x (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 (vii)(a);

(h) the total number of parking spaces provided under (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.
(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) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1483) Exception CR 1483
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) dwelling units are permitted in building types with less than 5 dwelling units;
(B) An apartment building is not permitted;
(C) Dwelling units are only permitted above the first storey; and
(D) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 232 of former City of Toronto By-law 438-86; and
(B) Section 12(1) 279 of former City of Toronto By-law 438-86; and
(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; and
(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) 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.

(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; and

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1520) **Exception CR 1520**

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

**Site Specific Provisions:**

(A) The **angular plane** requirements of 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; and

(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;
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

(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; and 
(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 By-laws 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), 220.5.10.1.20, 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
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

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;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1701) Exception CR 1701
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; 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;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1715) Exception CR 1715
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 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) 259 of former City of Toronto By-law 438-86;
(F) Section 12(2) 316 of former City of Toronto By-law 438-86; and
(G) Former City of Toronto by-law 97-0194.

(1741) Exception CR 1741
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On the lands municipally known as 315-319 Spadina 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 the lands municipally known as 1319 Bloor St. W in 1987, a building supply yard and open storage are permitted, if any addition to the building, other than that approved by the City of Toronto Committee of Adjustment decision dated July 22, 1987, is not located west of and beyond the main front wall of the building that existed on the lot in 1987; and [TO: 438-86; 12(1) 197]
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 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) 187 of former City of Toronto By-law 438-86;
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
(C) Section 12(2) 335 of former City of Toronto By-law 438-86; and
(D) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1752) Exception CR 1752

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

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 199 of former City of Toronto By-law 438-86;
(B) Section 12(2) 187 of former City of Toronto By-law 438-86;
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
(D) Section 12(2) 336 of former City of Toronto By-law 438-86.

(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;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1764) Exception CR 1764

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

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 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.

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.

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.

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.
The lands, or a portion thereof as noted below, are subject to the 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; and

(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;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1834) Exception CR 1834

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

Site Specific Provisions: (None Apply)

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) 259 of former City of Toronto By-law 438-86;
(E) Section 12(2) 276 of former City of Toronto By-law 438-86; and
(F) On 401 Bay St., 160 Yonge St. and 176 Yonge St., former City of Toronto by-laws 998-88, 74-93, and 1994-0605 and City of Toronto by-law 460-2006.

(1842) Exception CR 1842

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

Site Specific Provisions: (None Apply)

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:

Amenity beyond the heavy lines shown on Diagram 3 of By-law 109-2016 to a maximum of 1.8 metres;
Despite (H) above, balconies, guard rails and balcony dividers, above a height of 14.0 metres, may project more than 0.45 metres beyond the heavy lines shown on Diagram 3 of By-law 109-2016;
outdoor recreation area, wind mitigation elements, and other minor architectural façade details may project no enclosures, air intakes and vents, landscape and green roof elements, partitions dividing ornamental elements, lightning rods, trellises, parapets, eaves, window sills, guardrails, railings, stairs, stair 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 symbol "H" as shown on Diagram 3 of 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 provided 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, wheelchair 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]

---

**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.

---

**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.

---

**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; and
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1860) Exception CR 1860
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery are permitted, 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;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(D) 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.

(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.
The lands, or a portion thereof as noted below, are subject to the 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.

(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.

(1920) Exception CR 1920

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

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;
(B) Section 12(2) 216 of former City of Toronto By-law 438-86;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(D) City of Toronto by-law 180-2005.

(1921) Exception CR 1921
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;
(B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1922) Exception CR 1922
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking is not a permitted use. This exception does not apply to 528-532 Bloor 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.

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.

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.

Exception CR 1932

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(C) Former City of Toronto by-law 123-86.

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; and
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

Exception CR 1934
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86;  
   (B) Section 12(2) 259 of former City of Toronto By-law 438-86; and  
   (C) On 415 Yonge St., former City of Toronto by-law 111-72.

(1935) Exception CR 1935
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:  
   (A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and  
   (B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1937) Exception CR 1937
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86;  
   (B) Section 12(2) 259 of former City of Toronto By-law 438-86; and  
   (C) 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.

(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; and  
   (B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1941) Exception CR 1941
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1942) Exception CR 1942
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite 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:**

- 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:**

- 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:**

- 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)]
- 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)]
- 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1966) Exception CR 1966

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

Site Specific Provisions:

(A) On the lands known municipally as 262 to 286 Avenue 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.


The lands, or a portion thereof 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.


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

Site Specific Provisions:

(A) On the lands, the main front wall of a non-residential building or the non-residential portion of a mixed use building may not be closer than 0.3 metres to the front lot line; [TO: 438-86; 12(2) 222]

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 154 of former City of Toronto By-law 438-86;
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
(C) On 1352 Bathurst St., former City of Toronto by-law 292-83; 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.

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

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.

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

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.

The lands, or a portion thereof 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;

(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and

(C) On 68 Yorkville Ave., City of Toronto by-law 300-02.

(2017) **Exception CR 2017**

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

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a **mixed use building**; and

(ii) it 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;

(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and

(C) On 94 Cumberland St., former City of Toronto by-law 22192.

(2022) **Exception CR 2022**

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

Site Specific Provisions:
(A) Despite 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) Section 12(2) 259 of former City of Toronto By-law 438-86.

(2033) **Exception CR 2033**

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

**Site Specific Provisions:**

- (A) These **premises** must comply with Exception 900 11.10(2).

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

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; 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;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(C) On 85 Bloor St. E., 44 Hayden St., City of Toronto by-law 189-01.

(2059) Exception CR 2059
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite 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; and
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(2063) Exception CR 2063
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 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;

(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2112) **Exception CR 2112**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;

(B) Section 12(2) 260 of former City of Toronto By-law 438-86; 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:** (None Apply)

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

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86;
(D) Section 12(2) 276 of former City of Toronto By-law 438-86;
(E) Section 12(2) 260 of former City of Toronto By-law 438-86; and
(F) On the lands municipally known as 1 Front St. W. in 1995, Section 12(1) 403 of former City of Toronto By-law 438-86.

(2119) **Exception CR 2119**

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

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

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

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2128) **Exception CR 2128**

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

**Site Specific Provisions:**

(A) On a lot, clothing manufacturing, warehouse, and wholesaling use are permitted; [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; [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.

(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; 
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and 
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2141) Exception CR 2141
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the minimum front yard or side yard setback from a lot line abutting Church 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) 259 of former City of Toronto By-law 438-86; and 
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2142) Exception CR 2142
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, the minimum front yard or side yard setback from a lot line abutting Church 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) 259 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) Former City of Toronto by-law 1993-537. [ By-law: 1124-2018 ]

(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 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;
(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.
1772

(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 By-law shall prevail over the requirements of Section 600.10.10;

(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 this By-law 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;

(X) The Bernard Haldan Houses located on the lands and shown on Diagram 3 attached to and forming part of this By-law 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;

(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 this By-law and secured by an agreement pursuant to Section 37 of the Planning Act.
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation July 15, 2019

(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) 259 of former City of Toronto By-law 438-86;  
(E) Section 12(2) 260 of former City of Toronto By-law 438-86;  
(F) Section 12(2) 316 of former City of Toronto By-law 438-86; and  
(G) Former City of Toronto by-law 97-0194.

(2155) **Exception CR 2155**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; 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;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2160) Exception CR 2160
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86; 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;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2166) Exception CR 2166
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86; 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; and
   (B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(2168) Exception CR 2168
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
   (C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
   (D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2170) Exception CR 2170
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86; 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 40.10.100(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;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(C) On 61 Yorkville Ave., City of Toronto by-law 585-02.

(2190) Exception CR 2190
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 12 and 16 Cumberland 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) 259 of former City of Toronto By-law 438-86; and
(C) Section 12(2) 304 of former City of Toronto By-law 438-86; and
(D) On 12 Cumberland St., former City of Toronto by-law 63-80.

(2192) Exception CR 2192
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a lot, a clinic, club, performing arts studio, police station, art gallery, library, museum, post office, financial institution, personal service shop, pet services, eating establishment, take-out eating establishment, retail store, service shop, custom workshop, artist studio, production studio, software development and processing, retail service, ancillary showroom, publisher/office, auctioneer's premises,
entertainment place of assembly and place of assembly are permitted without providing or maintaining parking spaces on the lot;

(B) On a lot, residential uses are permitted without providing or maintaining parking spaces on the lot, but must provide the required number of spaces within 300 metres of the lot used for residential use; and

(C) A non-residential building or mixed use building is permitted without providing the required common outdoor amenity space. [TO: 438-86; 12(1) 431]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;
(C) Section 12(2) 208 of former City of Toronto By-law 438-86;
(D) Section 12(2) 258 of former City of Toronto By-law 438-86;
(E) Section 12(2) 259 of former City of Toronto By-law 438-86;
(F) Former City of Toronto by-law 97-0194; and
(G) 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.

(2193) Exception CR 2193
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a lot, public parking as a principal use in a building or structure is not permitted. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 111 of former City of Toronto By-law 438-86;
(C) Section 12(2) 256 of former City of Toronto By-law 438-86;
(D) On 655 Bay St., Section 12(2) 259 of former City of Toronto By-law 438-86; and
(E) On 655 Bay St., 38 Elm St., former City of Toronto by-law 881-88.

(2194) Exception CR 2194
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;
(C) Section 12(2) 132 of former City of Toronto By-law 438-86;
(D) Section 12(2) 256 of former City of Toronto By-law 438-86;
(E) Section 12(2) 259 of former City of Toronto By-law 438-86;
(F) Section 12(1) 333 of former City of Toronto By-law 438-86;
(G) Section 12(1) 334 of former City of Toronto By-law 438-86;
(H) Section 12(1) 335 of former City of Toronto By-law 438-86;
(I) On 736 Bay St., former City of Toronto by-law 423-91;
(J) On 750 Bay St., former City of Toronto by-law 425-91; and
(K) On 770 Bay St., former City of Toronto by-law 427-91.

(2195) Exception CR 2195
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

1779
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) 259 and Section 12(2) 260 of former City of Toronto By-law 438-86;
(E) On 878 Yonge St., former City of Toronto by-law 667-83; and
(F) On the even numbered addresses of 18-34 Yorkville Ave., Section 12(2) 259 of former City of Toronto By-law 438-86.

(2208) Exception CR 2208
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

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

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86; 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).

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)(iii), (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 that 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 that 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 are 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.

(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.

(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.

(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.

(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; and
(D) City of Toronto by-law 458-2005.

(2237) Exception CR 2237
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; 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) City of Toronto by-law 458-2005; and
(C) On 1900 Lake Shore Blvd. W., City of Toronto by-law 458-05.

(2241) Exception CR 2241
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 333 of former City of Toronto By-law 438-86;
(B) Section 12(1) 334 of former City of Toronto By-law 438-86;
(C) Section 12(1) 335 of former City of Toronto By-law 438-86;
(D) Section 12(2) 132 of former City of Toronto By-law 438-86;
(E) On 81 Dalhousie St., and the even numbered addresses of 78-88 Mutual St., Section 12(2) 216 former City of Toronto by-law 438-86;
(F) On 81 Dalhousie St., 99 Dalhousie St., 125 Dundas St. E., the even numbered addresses of 78-88 Mutual St., former City of Toronto by-law 247-91; 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;
(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: (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 133 Queen St. E., 128 Richmond St. E., former City of Toronto by-law 94-0166.

(2256) Exception CR 2256
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
(B) On 151 King St. E., former City of Toronto by-law 70-90.

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.

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) 259 of former City of Toronto By-law 438-86.;
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
(D) On 69 Yorkville Ave., former City of Toronto by-law 344-76;
(E) On or between the odd numbered addresses of 109-119 Scollard St., 100 Yorkville Ave., 80 Yorkville Ave., City of Toronto by-laws 192-03 and 250-04; and
(F) On 116 to134 Yorkville Ave. and No. 10 Hazelton Ave., City of Toronto by-law 250-04.

(2272) Exception CR 2272
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 107 of former City of Toronto By-law 438-86;
(B) Section 12(2) 269 of former City of Toronto By-law 438-86;
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
(D) On the lands municipally known as 2709 to 2741 Yonge 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.

(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 650 Mount Pleasant Rd., City of Toronto by-law 543-04.

(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.

(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; and
(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:
(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) Section 12(2) 259 of former City of Toronto By-law 438-86;
(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; and
(G) On 633 Bay St., former City of Toronto by-law 808-88.

(2309) Exception CR 2309
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(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) 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
(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.

(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;
(D) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(E) City of Toronto by-law 97-0194.

(2321) **Exception CR 2321**

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

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

**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) Section 12(2) 259 of former City of Toronto By-law 438-86;
(H) 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;
(I) 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;
(J) On 777 Bay St., City of Toronto by-law 1330-08;
(K) On the odd numbered addresses of 1 - 27 College St., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08; and

(2322) Exception CR 2322
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 334 of former City of Toronto By-law 438-86;
   (B) Section 12(1) 335 of former City of Toronto By-law 438-86;
   (C) Section 12(1) 397 of former City of Toronto By-law 438-86;
   (D) Section 12(2) 132 of former City of Toronto By-law 438-86;
   (E) Section 12(2) 259 of former City of Toronto By-law 438-86;
   (F) On 483 Bay St., 525 Bay St., 532 Bay St., 570 Bay St., 1 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
   (G) On 2 Queen St. W., former City of Toronto by-law 552-86.

(2323) Exception CR 2323
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
   (C) Section 12(2) 259 of former City of Toronto By-law 438-86;
   (D) City of Toronto by-law 593-06;
   (E) On 443 University Ave., former City of Toronto by-law 15203; and
   (F) On 481 University Ave., former City of Toronto by-law 15518.

(2324) Exception CR 2324
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
   (C) Section 12(2) 259 of former City of Toronto By-law 438-86;
   (D) On 61 Queen St. E., 58 Richmond St. E., former City of Toronto by-law 250-85; and
   (E) 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.

(2325) Exception CR 2325
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 333 of former City of Toronto By-law 438-86;
(B) Section 12(1) 397 of former City of Toronto By-law 438-86;
(C) Section 12(2) 132 of former City of Toronto By-law 438-86;
(D) Section 12(2) 195 of former City of Toronto By-law 438-86;
(E) Section 12(2) 208 of former City of Toronto By-law 438-86;
(F) Section 12(2) 259 of former City of Toronto By-law 438-86;
(G) Section 12(2) 276 of former City of Toronto By-law 438-86;
(H) On 303 Bay St., the even numbered addresses of 40-44 King St. W., 104 Yonge St., former City of Toronto by-law 503-84;
(I) On 1 King St. W., former City of Toronto by-law 303-90; and
(J) On 100 Yonge St., former City of Toronto by-law 173-88.

(2326) Exception CR 2326
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86;
(D) Section 12(2) 276 of former City of Toronto By-law 438-86;
(E) On 1 Queen St. E., 20 Richmond St. E., former City of Toronto by-laws 670-85 and 749-85; and
(F) On 15 Richmond St. E., 151 Yonge St., former City of Toronto by-law 94-89.

(2327) Exception CR 2327
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;
(C) Section 12(2) 256 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 1 Adelaide St. E., former City of Toronto by-law 996-88.

(2329) Exception CR 2329
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;
(C) Section 12(2) 256 of former City of Toronto By-law 438-86;
(D) On 110 EDWARD ST, former City of Toronto by-laws 218-75, 722-80, and 863-80;
(E) On the lands municipally known as 175 Elizabeth 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) 259 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 161 Bay St., the odd numbered addresses of 171 to 181 Bay St., 10, 20, 22, and 32 Front St. W., 30, 36, and 42 Yonge St., and 1 and 35 Wellington St. W., former City of Toronto by-law 44-88.

(2335) Exception CR 2335

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86;

(C) Section 12(2) 208 of former City of Toronto By-law 438-86;

(D) Section 12(2) 276 of former City of Toronto By-law 438-86;

(E) On 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.

(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;
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.

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) 256 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.

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, no part of the building may penetrate the height created by an angular plane projected at a 60 degree angle over the lot, at an elevation of 13.7 metres along the entire length of the front lot line. [TO: 438-86; 12 (2) 90]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;
(C) Section 12(2) 256 of former City of Toronto By-law 438-86;
(D) Section 12(2) 259 of former City of Toronto By-law 438-86;
(E) Former City of Toronto by-law 97-0194;
(F) On 125 Bond St., 137 Bond St., 112 Bond St., 122 Bond St., the even numbered addresses of 288-310 Church St., 322 Church St., 101 Gerrard St. E., 87 Gerrard St. E., 44 Gerrard St. E., 17 Gould St., 25 Gould St., 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
(G) On the lands municipally known as 17 Gould St. in 1994, Section 12(1) 284 of former City of Toronto By-law 438-86.
(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.

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.

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.

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: (None Apply)

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) ]

(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) 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 126 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.

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]
(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;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(D) On 2 Bloor St. E., former City of Toronto by-law 972-88.

(2385) Exception CR 2385

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;
(B) Section 12(2) 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.

(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;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86;
(D) On 180 Queen St. W., former City of Toronto by-law 97-0599 and City of Toronto by-law 355-03; and

(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.
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.

Exception CR 2397
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
  (B) Section 12(2) 259 of former City of Toronto By-law 438-86;
  (C) On 1099 Bay St., former City of Toronto by-law 719-84;
  (D) On 1121 Bay St., former City of Toronto by-laws 311-78 and 664-99; and
  (E) On 55 Charles St. W., former City of Toronto by-laws 559-78 and 596-78.

Exception CR 2398
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
  (A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
  (B) Section 12(2) 208 of former City of Toronto By-law 438-86;
  (C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
  (D) On 250 Dundas St. W., former City of Toronto by-law 64-83.

Exception CR 2399
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
  (B) Section 12(2) 259 of former City of Toronto By-law 438-86;
  (C) On 20 Carlton St., former City of Toronto by-laws 622-78, 238-79 and 87-80; and
  (D) On 30 Carlton St. and 33 WOOD ST, former City of Toronto by-laws 147-69 and 237-84.

Exception CR 2400
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; 
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and 
(C) On 832 Bay St., City of Toronto by-law 519-08.

(2401) Exception CR 2401

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; 
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; 
(C) Section 12(2) 304 of former City of Toronto By-law 438-86; and 
(D) On 18 Cumberland St., former City of Toronto by-law 503-77.

(2402) Exception CR 2402

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and 
(B) On 241 Church St., former City of Toronto by-law 97-0220.

(2403) Exception CR 2403

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; 
(B) Section 12(2) 304 of former City of Toronto By-law 438-86; 
(C) On 18 Davenport Rd., 15 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; and
(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)
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

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; and
(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]
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.

Exception CR 2427

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

Site Specific Provisions:

(A) On the lands known as 9, 11, 12, 15, 17, 19, 21, 30, 33, and 35 Hazelton Ave. in 1982, a clinic, eating establishment, take-out eating establishment, personal service shop, pet services, laboratory, production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service, retail store, vehicle dealership or massage establishment is not a permitted use. [TO: 438-86; 12 (2) 23] [ By-law: 607-2015 Under Appeal ]

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.

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

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; and
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
(D) On 2712 Yonge St., City of Toronto by-law 81-99.

(2436) Exception CR 2436
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
(B) Section 12(2) 317 of former City of Toronto By-law 438-86; 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.

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.

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.

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.

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;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(C) On 27 Carlton St., former City of Toronto by-law 284-83.

(2452) Exception CR 2452
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it 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;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.; and
(D) On 21 Carlton St., City of Toronto by-law 683-04.

(2453) Exception CR 2453
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it 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) 259 of former City of Toronto By-law 438-86; and
(C) On 1033 Bay St., former City of Toronto by-laws 735-83, 742-85, and 845-86.

(2454) Exception CR 2454
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it 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;
(D) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(E) On 10 Bellair St., 100 Bloor St. W., City of Toronto by-law 133-99.

(2457) Exception CR 2457
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite 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).

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) 56 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**;
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).

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, 386-78, and 845-84.

(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 Under Appeal]

(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; and
(B) 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.

(Exception CR 2484)

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

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(C) On 275 Dundas St. W., 152 St. Patrick St., former City of Toronto by-laws 94-0534 and 97-0601.

(Exception CR 2485)

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

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(C) On 109 McCaul St., former City of Toronto by-laws 267-73, 531-80, 551-80, 94-0534 and 97-0601.

(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) Section 12(2) 259 of former City of Toronto By-law 438-86;
(C) On 1166 Bay St. and 1170 Bay St., former City of Toronto by-law 751-77;
(D) On 50 Bloor St. W., former City of Toronto by-law 499-77; and
(E) On 55 Bloor St. W., former City of Toronto by-law 193-69.

(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) Section 12(2) 259 of former City of Toronto By-law 438-86;
(C) City of Toronto by-law 1167-08;
(D) On the even numbered addresses of 20-30 Asquith Ave., 31 Bloor St. E., 20 Charles St. E., 830 Church St., 2 Sultan St., former City of Toronto by-law 601-86; and
(E) On the lands municipally known as 31 Bloor St. East, Section 12 (2) 165 of former City of Toronto By-law 438-86.

(2489) **Exception CR 2489**

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

Site Specific Provisions:

(A) Despite 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;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(C) On 146 Bloor St. W., former City of Toronto by-laws 486-79 and 788-79.

(2490) **Exception CR 2490**

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

Site Specific Provisions:

(A) Despite 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;
(C) City of Toronto by-law 593-06; and
(D) On 438 University Ave., former City of Toronto by-law 171-88.

(2491) **Exception CR 2491**

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

Site Specific Provisions:

(A) Despite 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) Section 12(2) 259 of former City of Toronto By-law 438-86;
(C) City of Toronto by-law 1167-08;
(D) On 1 Bloor St. W., former City of Toronto by-law 274-80; and
(E) On 2 Bloor St. W., City of Toronto by-law 85-01.

(2494) Exception CR 2494
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 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 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) On the even numbered addresses of 110-112 George St. S., City of Toronto by-law 273-98.

(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;
(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 89-88.

(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:

(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.

(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;
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

(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 40.10.20.100 (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;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(C) On 175 Bloor St. E., 227 Bloor St. E., former City of Toronto by-laws 992-88, 97-0610, and 94-0425.

(2516) **Exception CR 2516**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it 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.

**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 55 Avenue Rd. in 1982 that is east of a line parallel to and distant 25.6 metres west of the west limit of Hazelton Ave., a clinic, eating establishment, take-out eating establishment, personal service shop, pet services, laboratory, production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service, retail store, vehicle dealership or message establishment is not a permitted use. [TO: 438-86; 12 (2) 23]

(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 Under Appeal ]

Prevailing By-laws and Prevailing Sections:  

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 259 of former City of Toronto By-law 438-86;  
(C) Section 12(2) 260 of former City of Toronto By-law 438-86;  
(D) Section 12(5)(d) of former City of Toronto By-law 438-86; and  
(E) On 55 Avenue Rd., former City of Toronto by-laws 192-69 and 48-74.
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.

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) 259 of former City of Toronto By-law 438-86;
(F) Section 12(2) 260 of former City of Toronto By-law 438-86;
(G) Section 12(2) 316 of former City of Toronto By-law 438-86;
(H) On 189 Yonge St., former City of Toronto by-law 643-87; and
(I) Former City of Toronto by-law 97-0194.

(2533) Exception CR 2533
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(1) 431 of former City of Toronto By-law 438-86;
(C) Section 12(2) 132 of former City of Toronto By-law 438-86;
(D) Section 12(2) 258 of former City of Toronto By-law 438-86;
(E) Section 12(2) 259 of former City of Toronto By-law 438-86;
(F) Section 12(2) 260 of former City of Toronto By-law 438-86;
(G) Section 12(2) 316 of former City of Toronto By-law 438-86;
(H) Former City of Toronto by-law 97-0194; and
(I) On 209 Yonge St., former City of Toronto by-law 95-0602.

(2534) Exception CR 2534
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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

(A) Section 12(1) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;
(C) Section 12(2) 260 of former City of Toronto By-law 438-86;
(D) On 89 Chestnut St., former City of Toronto by-laws 192-68, 142-69, and 147-72; 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;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2545) **Exception CR 2545**

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

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

(A) Section 12(2) 131 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;
(C) Section 12(2) 208 of former City of Toronto By-law 438-86;
(D) Section 12(2) 259 of former City of Toronto By-law 438-86;
(E) Section 12(2) 260 of former City of Toronto By-law 438-86; and
(F) On 576 Church St., former City of Toronto by-laws 21280 and 821-80.

(2546) **Exception CR 2546**

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

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

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;
(B) Section 12(2) 208 of former City of Toronto By-law 438-86;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86;
(D) Section 12(2) 260 of former City of Toronto By-law 438-86;
(E) City of Toronto by-law 466-2005;
(F) On 35 Balmuto St., 764 Yonge St., City of Toronto by-law 466-05;
(G) On 75 St. Nicholas St., 692 Yonge St., City of Toronto by-law 103-10;
(H) On the lands municipally known as 501-523 Yonge St. in 1981, Section 12 (2) 160 of former City of Toronto By-law 438-86;
(I) On 501 Yonge St., being former City of Toronto by-law 511-82;
(J) On 555 Yonge St., former City of Toronto by-law 284-68;
(K) On 619 Yonge St., former City of Toronto by-law 436-75; and
(L) On 730 Yonge St., former City of Toronto by-laws 22910 and 223-67.

(2547) **Exception CR 2547**

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86;
(B) Section 12(2) 208 of former City of Toronto By-law 438-86;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2549) Exception CR 2549
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it 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) 259 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 557 Church St., former City of Toronto by-law 209-82.

(2550) Exception CR 2550
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it 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.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 334 of former City of Toronto By-law 438-86;
(B) Section 12(1) 335 of former City of Toronto By-law 438-86;
(C) Section 12(1) 397 of former City of Toronto By-law 438-86;
(D) Section 12(1) 431 of former City of Toronto By-law 438-86;
(E) Section 12(2) 132 of former City of Toronto By-law 438-86;
(F) Section 12(2) 256 of former City of Toronto By-law 438-86;
(G) Section 12(2) 258 of former City of Toronto By-law 438-86;
(H) Section 12(2) 259 of former City of Toronto By-law 438-86;
(I) Section 12(2) 260 of former City of Toronto By-law 438-86;
(J) Section 12(2) 316 of former City of Toronto By-law 438-86; and
(K) Former City of Toronto by-law 97-0194.

(2555) Exception CR 2555

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 333 of former City of Toronto By-law 438-86;
(B) Section 12(1) 334 of former City of Toronto By-law 438-86;
(C) Section 12(1) 335 of former City of Toronto By-law 438-86;
(D) Section 12(1) 397 of former City of Toronto By-law 438-86;
(E) Section 12(2) 132 of former City of Toronto By-law 438-86;
(F) Section 12(2) 259 of former City of Toronto By-law 438-86;
(G) Section 12(2) 260 of former City of Toronto By-law 438-86;
(H) On 30 Church St., former City of Toronto by-law 151-89;
(I) On 70 Colborne St., former City of Toronto by-law 94-0653;
(J) On 101 King St. E., former City of Toronto by-law 94-0653; and
(K) On 60 Wellington St. E., former City of Toronto by-law 151-89.

(2556) Exception CR 2556

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;
(B) Section 12(2) 259 of former City of Toronto By-law 438-86;
(C) Section 12(2) 260 of former City of Toronto By-law 438-86; and
(D) On the odd numbered addresses of 159 to 177 Church St., City of Toronto by-law 452-03.

(2557) Exception CR 2557

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 333 of former City of Toronto By-law 438-86;
(B) Section 12(1) 334 of former City of Toronto By-law 438-86;
(C) Section 12(1) 335 of former City of Toronto By-law 438-86;
(D) Section 12(2) 132 of former City of Toronto By-law 438-86;
(E) Section 12(2) 260 of former City of Toronto By-law 438-86; 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(2) 397 of former City of Toronto By-law 438-86;
(B) Section 12(2) 132 of former City of Toronto By-law 438-86;
(C) Section 12(2) 259 of former City of Toronto By-law 438-86;
(D) Section 12(2) 260 of former City of Toronto By-law 438-86; and
(E) On 92 King St. E., former City of Toronto by-law 653-87.

(2559) Exception CR 2559
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the 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.

(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 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

[ 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;
   (ii) 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 southermmost 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) 239 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.

(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; and
(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; and
(C) Section 12(2) 270(a) 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) 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

(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]

(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) 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

(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]

(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) 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;

(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).
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) 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

(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 ]

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) 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;

(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).

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) By-law 458-2005. [ 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) 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;

(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.

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;

(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) These premises must comply with Exception 900.11.10(2). [ By-law: 1115-2018 ]

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) By-law 458-2005; and

(E) Section 12(1)348 of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(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) 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
(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.

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) 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**;

(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 ]

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) 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**;

(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.

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) 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;

(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].

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) 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;

(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).

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) 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;

(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.

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) 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;

(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.

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) 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;

(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 lands must comply with exception 900.2.10(7); and

(E) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 119 of former City of Toronto By-law 438-86;

(C) Section 12(2) 227 of former City of Toronto By-law 438-86;

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(E) On 245 Eglinton 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) 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;

(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 ]

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) 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;

(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'].

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]

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) 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

(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.

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]

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) 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

(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.

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]

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) 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;

(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]

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) 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) 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]

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) 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;

(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.

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) 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;

(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.

Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 1030-2014]
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) 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;
(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.

Prevailing By-laws and Prevailing Sections: (None Apply)
[ By-law: 1030-2014 ]

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) 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
(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.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(338) of former City of York Zoning By-law 1-83. [ By-law: 1030-2014 ]

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) 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;

(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.

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) 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;

(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).

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) 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;

(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).

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), 230.50.1.20 (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;

Prevaling 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(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), 230.5.10.1(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), 200.5.10.1.5(1), 220.5.10.1(3), 220.5.20.1 (1)(ii), 230.5.10.1(2) and (5), 230.5.10.1.20 (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:

(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) Enacted]

(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 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, 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 follow 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**, **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 x (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 230.5.1.20(2), 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) Enacted ]

(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), 200.5.10.1 (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;
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) ]

<table>
<thead>
<tr>
<th>Exception CRE 14</th>
</tr>
</thead>
<tbody>
<tr>
<td>The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.</td>
</tr>
</tbody>
</table>

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;

(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 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 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]
(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.
(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;

(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 x (total number of dwelling units + 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) ]

(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, safety railings, wind mitigation elements, trellises, 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 collectivly 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 200.5.10.10(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) ]

(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.

(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.

(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.

(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.

(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.

(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]

(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; and
(B) Section 12(2) 270 of former City of Toronto By-law 438-86; and
(C) City of Toronto by-law 490-2010.

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 270 of former City of Toronto By-law 438-86; and
(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; and
(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.
The lands, or a portion thereof 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
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.

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.

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.

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 [amended by By-lw 580-2014]

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) Balconies - a maximum of 2.0 metres beyond the heavy lines shown on Diagram 2; and

(iii) 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

(iii) Ornamental elements, architectural elements - a maximum of 2.0 metres beyond the heavy lines shown on Diagram 2;

(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 6:00 p.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 ]"

(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.

(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.

(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.

(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).

(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.

(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) 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.

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

Site Specific Provisions:
(A) 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.

(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 ]

(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.
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

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 XX and Clause 150.96.40.1, required minimum building setbacks are as shown on Diagram 3 attached to By-law 1076-2018.

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 138.30 metres and the highest point of the building or structure;

(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 Enacted ]

(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.

(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:


(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:


(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.

(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:


(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 By-laws 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 ]

(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.

(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.(15) open storage is not permitted in any yard abutting Steeles Ave. or Highway 27.

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

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

Site Specific Provisions:
(A) The minimum lot size is 0.4 hectares; and
(B) The minimum building setback from a lot line abutting the following streets:
   (i) Highway 27 must be 26 metres; and
   (ii) Albion 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 Bylaws 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)

(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.
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)

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)

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)

Exception E 261

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 299 of former City of Toronto By-law 438-86.

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 Duponton, 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, 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, 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)

(298) **Exception E 298**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) 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)

(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.
(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 299 of former City of Toronto By-law 438-86; and

(B) On 116 Geary Ave., former City of Toronto by-law 293-67.

(304) **Exception E 304**

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

Site Specific Provisions:

(A) On the lands municipally known as 60 Paton Rd. in 1980, a food **manufacturing use** involving the use 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) City of Toronto by-law 130-08GEARY AVE
  (B) On 415 Eastern Ave., former City of Toronto by-laws 401-77 and 651-77.

(311) Exception E 311
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
  (A) On the lands design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted. [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.

(312) Exception E 312
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 299 of former City of Toronto By-law 438-86; and
  (B) On the lands municipally known as 193 Geary Avenue in 2006, Section 12(1) 469 of former City of Toronto By-law 438-86.

(314) Exception E 314
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) City of Toronto by-law 130-08.

(317) Exception E 317
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Schedule "C" Exception 17, of 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 By-laws 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 200.5.1.10(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) ]

(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
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation July 15, 2019  

(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)**

**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)**

**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)**

**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)**

**Exception EL 17**

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

Prevailing By-laws and Prevailing Sections:

(A) Section 8.2.3(f) [M1-H(5)], former Town of Leaside zoning by-law 1916.

(26) Exception EL 26

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

Site Specific Provisions:

(A) Despite the uses listed in Article 60.10.20, a concrete batching plant is permitted.

(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 Enacted]

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 Under Appeal ]

(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.

(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

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.

(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

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.

(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
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**.
(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 Under Appeal]

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.
(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 Under Appeal]

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**.
(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 Under Appeal]

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.
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

(A) The minimum **building setback** from the **lot line** abutting Malley Rd. is 0.5 metres; and [ By-law: 607-2015 Under Appeal ]

(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 Under Appeal ]

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:

<table>
<thead>
<tr>
<th>Site Specific Provisions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) The minimum <strong>building setback</strong> from a <strong>side lot line</strong> is 1.8 metres.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Specific Provisions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) The minimum <strong>building setback</strong> from a <strong>side lot line</strong> is 1.8 metres; and [ By-law: 607-2015 Under Appeal ]</td>
</tr>
</tbody>
</table>

| (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 Under Appeal ] |

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:

<table>
<thead>
<tr>
<th>Site Specific Provisions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) The <strong>basements</strong> of all <strong>buildings</strong> must be a minimum of 1.8 metres above the invert of the West Branch of the Highland Creek.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Specific Provisions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) The <strong>basements</strong> of all <strong>buildings</strong> must be a minimum of 1.8 metres above the invert of the West Branch of the Highland Creek; and [ By-law: 607-2015 Under Appeal ]</td>
</tr>
</tbody>
</table>

| (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 Under Appeal ] |

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:

<table>
<thead>
<tr>
<th>Site Specific Provisions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) The minimum <strong>building setback</strong> from the centre line of the East Highland Creek is 30.0 metres.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Specific Provisions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) The minimum <strong>building setback</strong> from the centre line of the East Highland Creek is 30.0 metres; and [ By-law: 607-2015 Under Appeal ]</td>
</tr>
</tbody>
</table>

| (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 Under Appeal ] |

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.

  - **(A)** The minimum **building setback** from the centre line of the East Highland Creek is 22.5 metres; and [By-law: 607-2015 Under Appeal]

- **(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 Under Appeal]

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

### 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.

  - **(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 Under Appeal]

- **(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 Under Appeal]

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

### 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 they are set back 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.

  - **(B)** Is not located adjacent to a **lot line** abutting Warden Ave., Ellesmere Rd. or Birchmount Rd.; and [By-law: 607-2015 Under Appeal]

- **(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 Under Appeal]

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

### 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**.

(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 Under Appeal]

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

<table>
<thead>
<tr>
<th>Exception EO 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:</td>
</tr>
<tr>
<td>Site Specific Provisions:</td>
</tr>
<tr>
<td>(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:</td>
</tr>
<tr>
<td>(B) A retail store may have a single propane tank if it contains no more than 7,570 litres of propane;</td>
</tr>
<tr>
<td>(C) The total gross floor area of the retail store must not exceed a maximum of 15,550 square metres;</td>
</tr>
<tr>
<td>(D) The minimum west side yard setback of the retail store is 4.50 metres;</td>
</tr>
<tr>
<td>(E) A retail store with a gross floor area up to 15,550 square metres must provide 623 parking spaces; and</td>
</tr>
<tr>
<td>(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.</td>
</tr>
<tr>
<td>Prevailing By-laws and Prevailing Sections: (None Apply)</td>
</tr>
<tr>
<td>(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]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exception EO 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:</td>
</tr>
<tr>
<td>Site Specific Provisions:</td>
</tr>
<tr>
<td>(A) In addition to the uses permitted in Article 60.40.20, a vehicle dealership is permitted; and</td>
</tr>
<tr>
<td>(B) The minimum frontage for a lot used for a vehicle dealership is 22 metres.</td>
</tr>
<tr>
<td>Prevailing By-laws and Prevailing Sections: (None Apply)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exception EO 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:</td>
</tr>
<tr>
<td>Site Specific Provisions:</td>
</tr>
<tr>
<td>(A) In addition to the uses permitted in Article 60.40.20, a funeral establishment is permitted.</td>
</tr>
<tr>
<td>Prevailing By-laws and Prevailing Sections: (None Apply)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exception EO 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:</td>
</tr>
<tr>
<td>Site Specific Provisions:</td>
</tr>
<tr>
<td>(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:</td>
</tr>
</tbody>
</table>
(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

1985
(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
(xx) **Printing Establishment**
(xxi) **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
(xlix) **Stable**

   (x) Take-out Eating Establishment
   (xi) Temporary sale/rental centre
   (xii) Trade school

   (xliii) **Vehicle Repair Shop**
   (xiv) **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 P ersonal 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);
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;

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);

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;

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;

Areas for required loading spaces may be connected below-ground through the lands subject to this exception;

Despite Chapter 220.5.10, loading spaces on the lands will be provided at the office loading space requirements rates;

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;

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;

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

Site Specific Provisions: (None Apply)

(A) Section 64.34(9) of North York zoning by-law 7625.

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:

(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.

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)

(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 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)
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 is contain more than 100 beds;
   (ii) the maximum building height is the lesser of 3 storeys or 13 metres;
   (iii) the minimum number of parking spaces required is equal to 1 parking space for each 4 beds;
   (iv) the minimum required building setbacks 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 24 feet in width.

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, 80.10.20.100(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]

(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)

(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 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;

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;
   (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.

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.

**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)

**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)

**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 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 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 times 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
   (ii) 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)

(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) 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:

(ii) 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) The maximum lot coverage is equal to that which existed on the date of the enactment of this By-law;
  (B) The maximum floor space index and gross floor area permitted is equal to that which existed on the date of the enactment of this By-law;
  (C) The parking spaces existing on the date of the enactment of this By-law is not be reduced;
  (D) The height of each part of a building or structure existing on the date of the enactment of this By-law is the maximum height for that part of the building; and
  (E) The distance that buildings and structures are set back from existing lot lines is the minimum required yard setback for those buildings and structures.

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

(4) Exception IH 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
  (A) On 55 - 57 Ameer 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.

(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;

(G) 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 fronts 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; and
- (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), and (B) above, do not apply to a **transportation use**;

(E) Regulation 80.20.30.20(1), and clause 80.20.40.70 do not apply to 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**; and

(G) 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)

(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.

(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) These lands must comply with former Borough of East York by-law 91-1991.

   (A) Section 7.5.4.25 of the former Borough of East York zoning by-law 6752. [By-law: 607-2015 Under Appeal]
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**.

2028
(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 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;

(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
By-law 569-2013 as amended
Zoning By-law for the City of Toronto
Office Consolidation July 15, 2019

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

Site Specific Provisions:

(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 the **main wall** of 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;
   (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.
By-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation July 15, 2019

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;
(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**; and
   (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 that 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)

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)

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)

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)

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 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 the existed on the date of the enactment of this by-law;

(D) Gross floor area of all buildings must not exceed 40% of the lot area;

(E) The maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and

(F) Parking must be provided at a minimum rate of 7.7 parking spaces for 100 square metres of gross floor area.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 11, of 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 centre line 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)

---

**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 By-laws 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 Under Appeal ]

(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 O3
The lands, or a portion thereof as noted below are subject to the following Site Specific Provisions and Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) 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 ]

(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:


(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, 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: (None Apply)

(5) Exception ON 5
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 27075.

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 29944.

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

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.37(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)

(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)

(A) On the lands municipally known as 1611 Bathurst St., Section 12(1) 323 of former City of Toronto By-law 438-86.

(18) **Exception ON 18**

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

Site Specific Provisions: (None Apply)

(A) Section 12(1) 313 of former City of Toronto By-law 438-86.

(29) **Exception ON 29**

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

Site Specific Provisions: (None Apply)

(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)

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)

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)

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
(xlvii) Warehouse
(xlviii) 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), 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.

(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.

(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.

(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.

(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

970.1 General

(1) **(THIS SECTION DOES NOT CURRENTLY CONTAIN REGULATIONS)**
Chapter 990 Zoning By-law Map

990.1 General

(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.

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.

995.40 Rooming House Overlay Map

995.40.1 General

(1) Rooming House Overlay Maps
The Rooming House Overlay Maps of this By-law are located in a separately bound Rooming House Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.