



Ward 23 Multiplex Study Handout

October 2024





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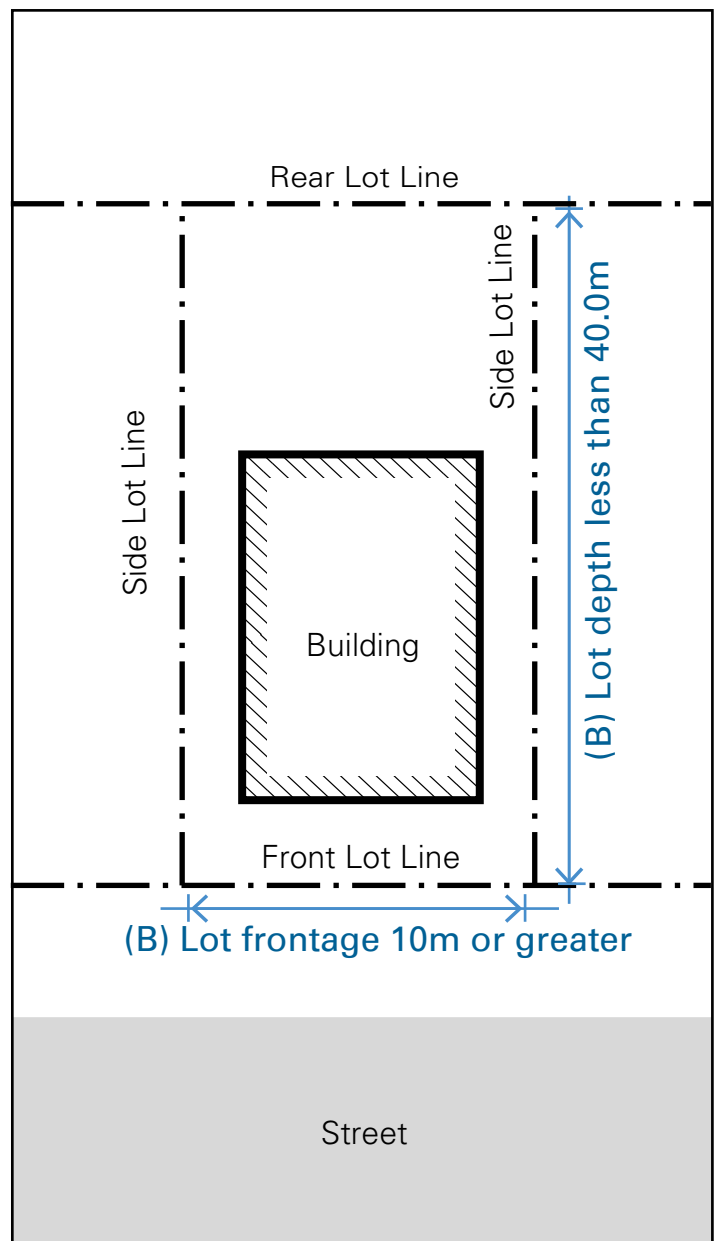
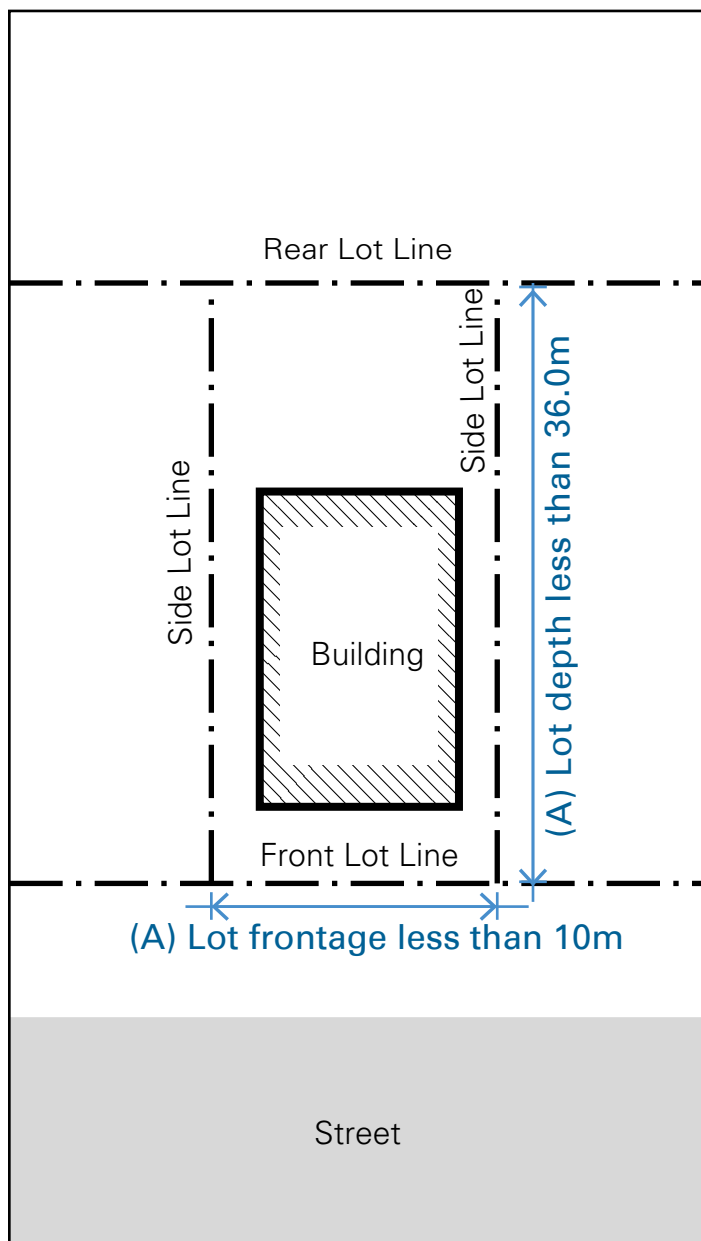
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Shallow Lots

A shallow lot is identified as:

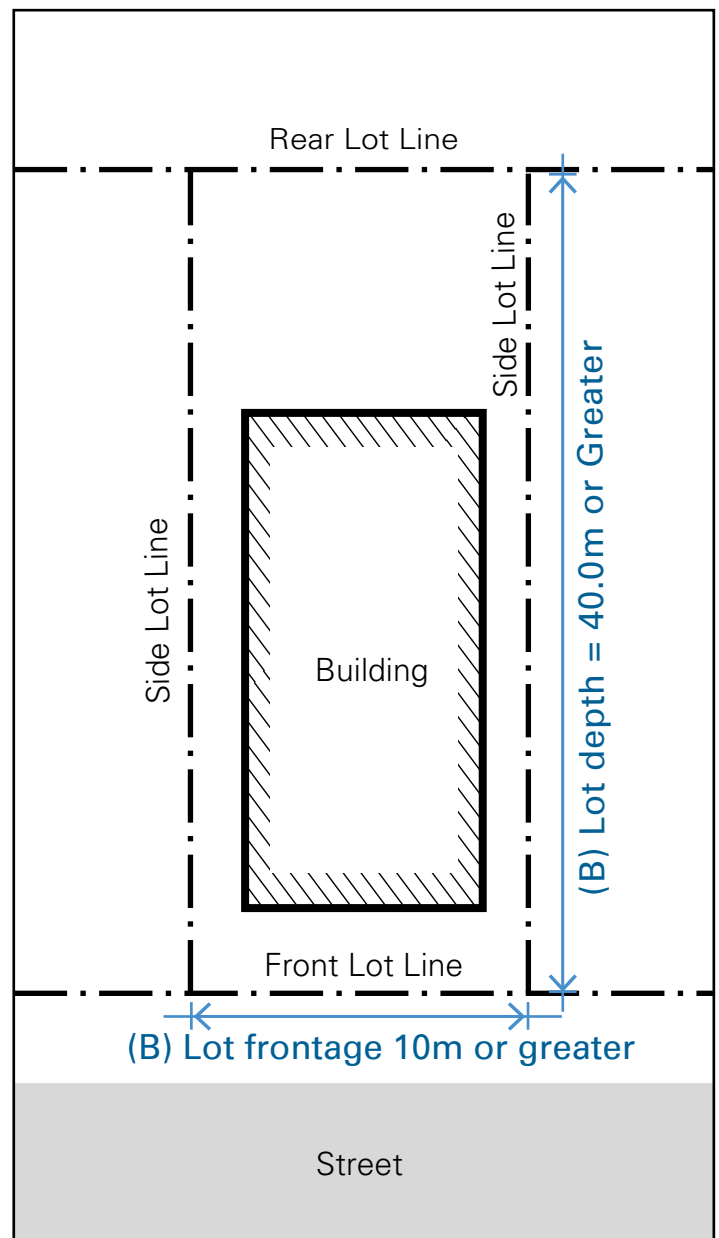
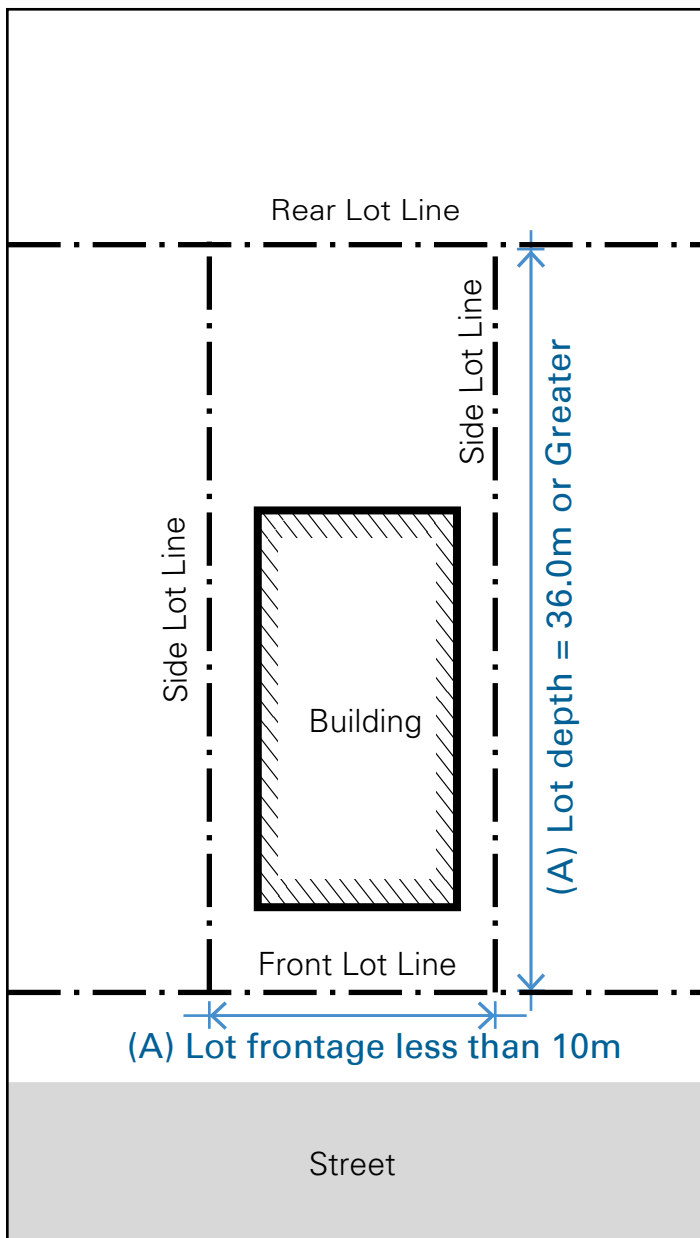
- (A) A lot with a frontage of less than 10m and a lot depth of less than 36m; or
- (B) A lot with a frontage of 10m or greater and a lot depth of less than 40m.



Deep Lots

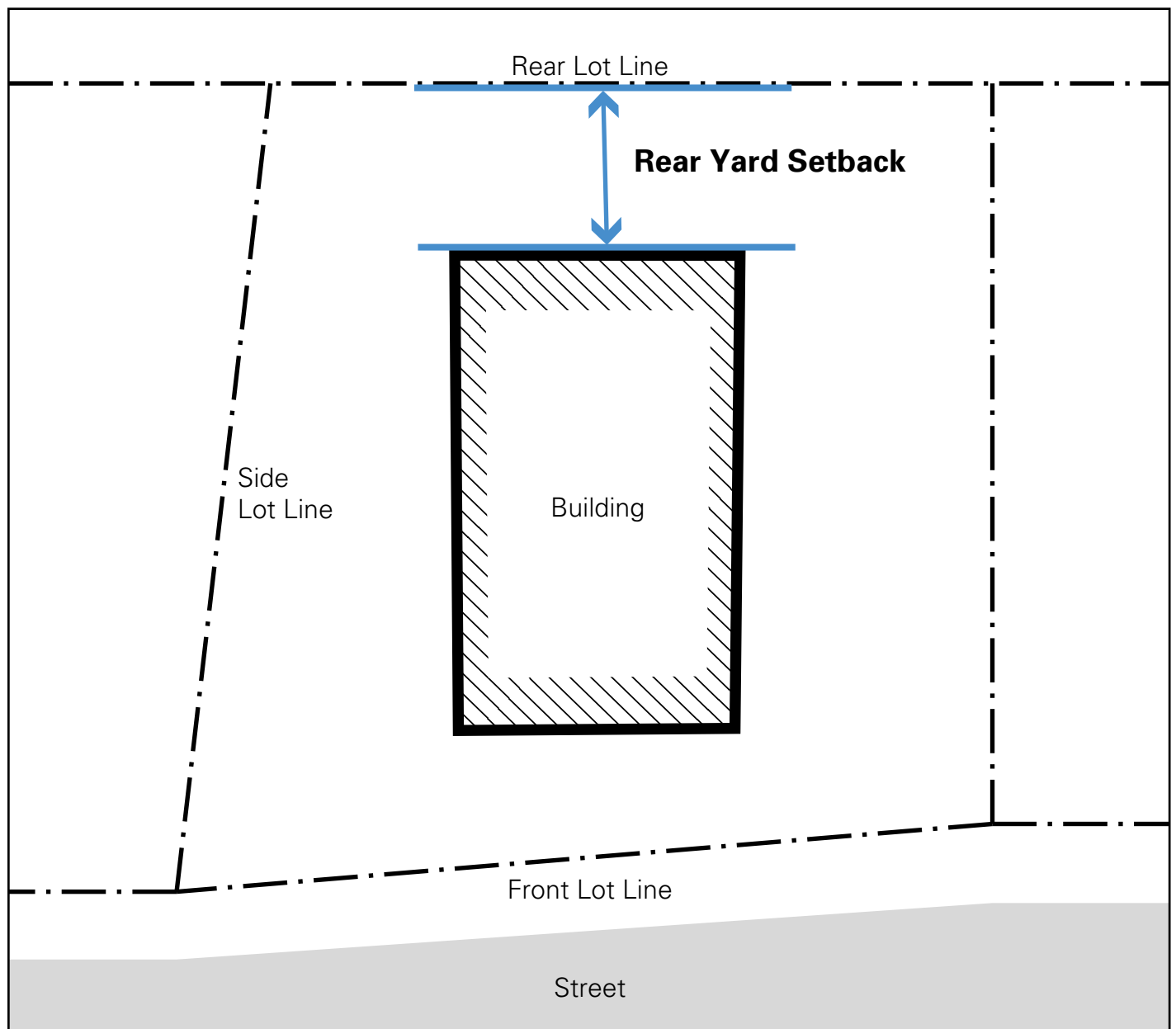
A deep lot is identified as:

- (A) A lot with a frontage of less than 10m and a lot depth of 36m or greater; or
- (B) A lot with a frontage of 10m or greater and a lot depth of 40m or greater.



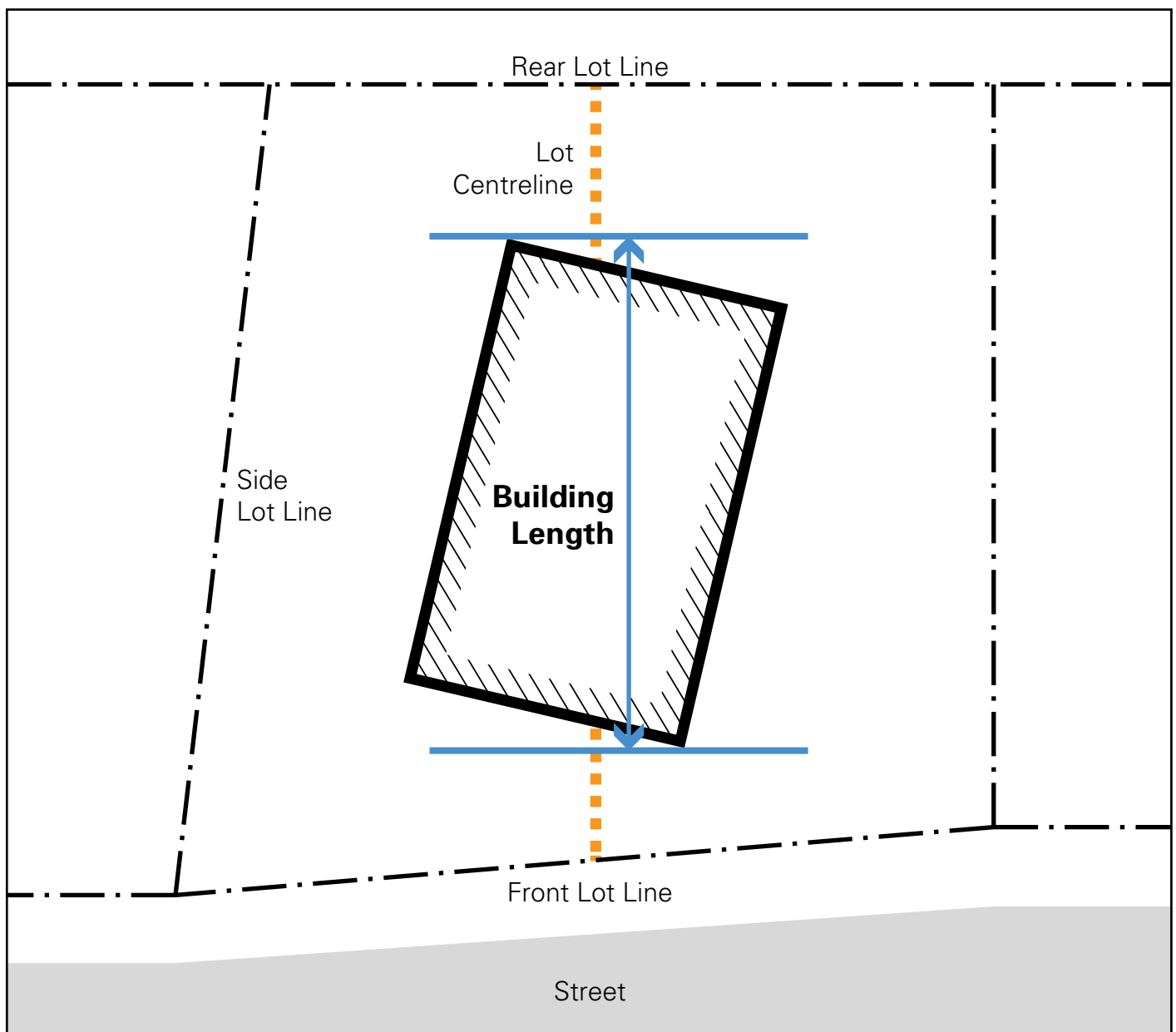
Rear Yard Setback

The City of Toronto Zoning By-law No. 569-2013 defines “Rear Yard Setback” as a horizontal distance on a lot measured at a right angle from the rear lot line to the nearest main wall of a building or structure.



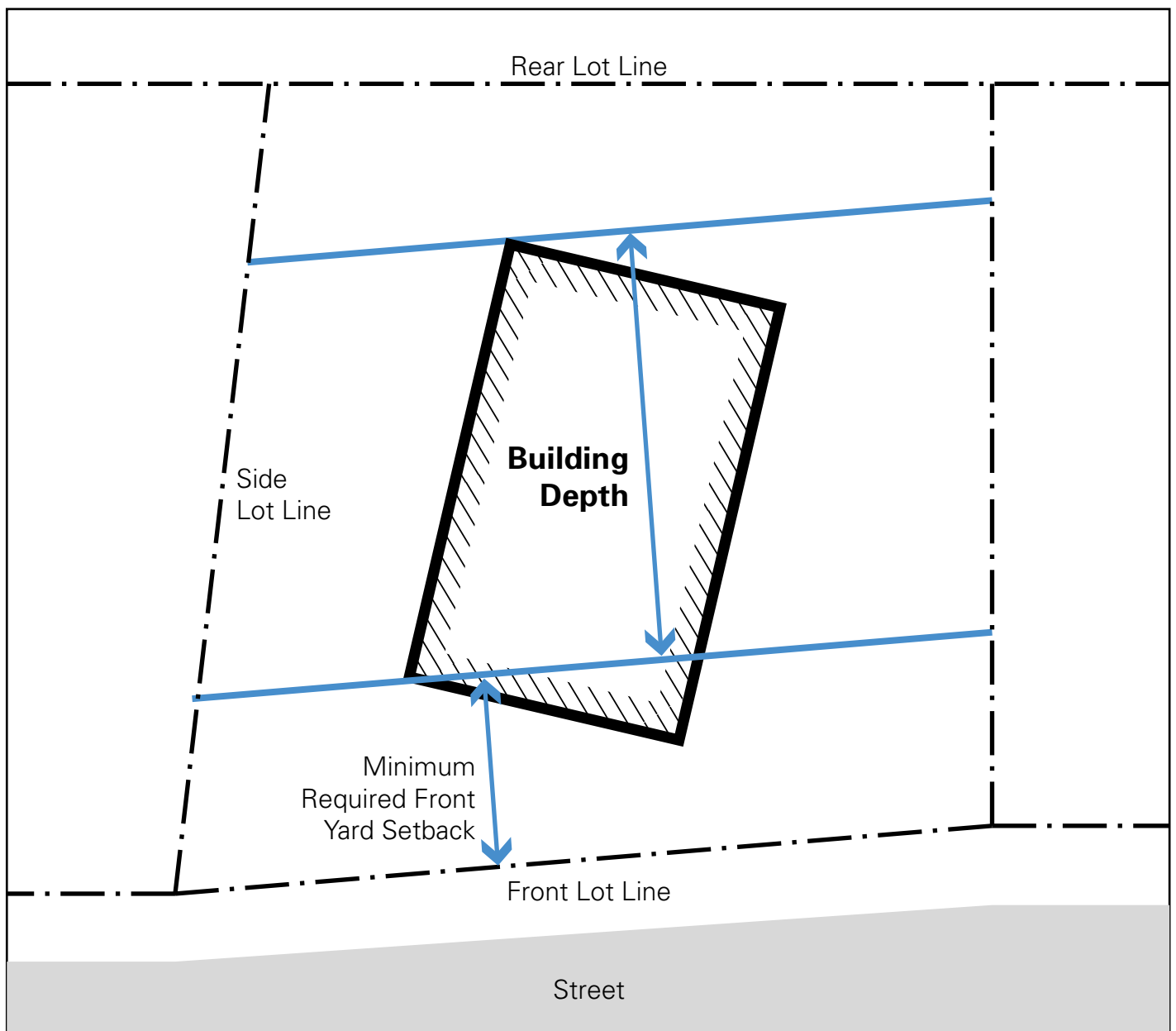
Building Length

The City of Toronto Zoning By-law No. 569-2013 defines “Building Length” as the horizontal distance between the portion of the front main wall of a building on a lot closest to the front lot line, and the portion of the rear main wall of the building closest to the rear lot line, measured along the lot centreline. If the main walls are not intersected by the lot centreline, the measurement is from the point on the lot centreline where a line drawn perpendicular to the lot centreline connects with the main wall.



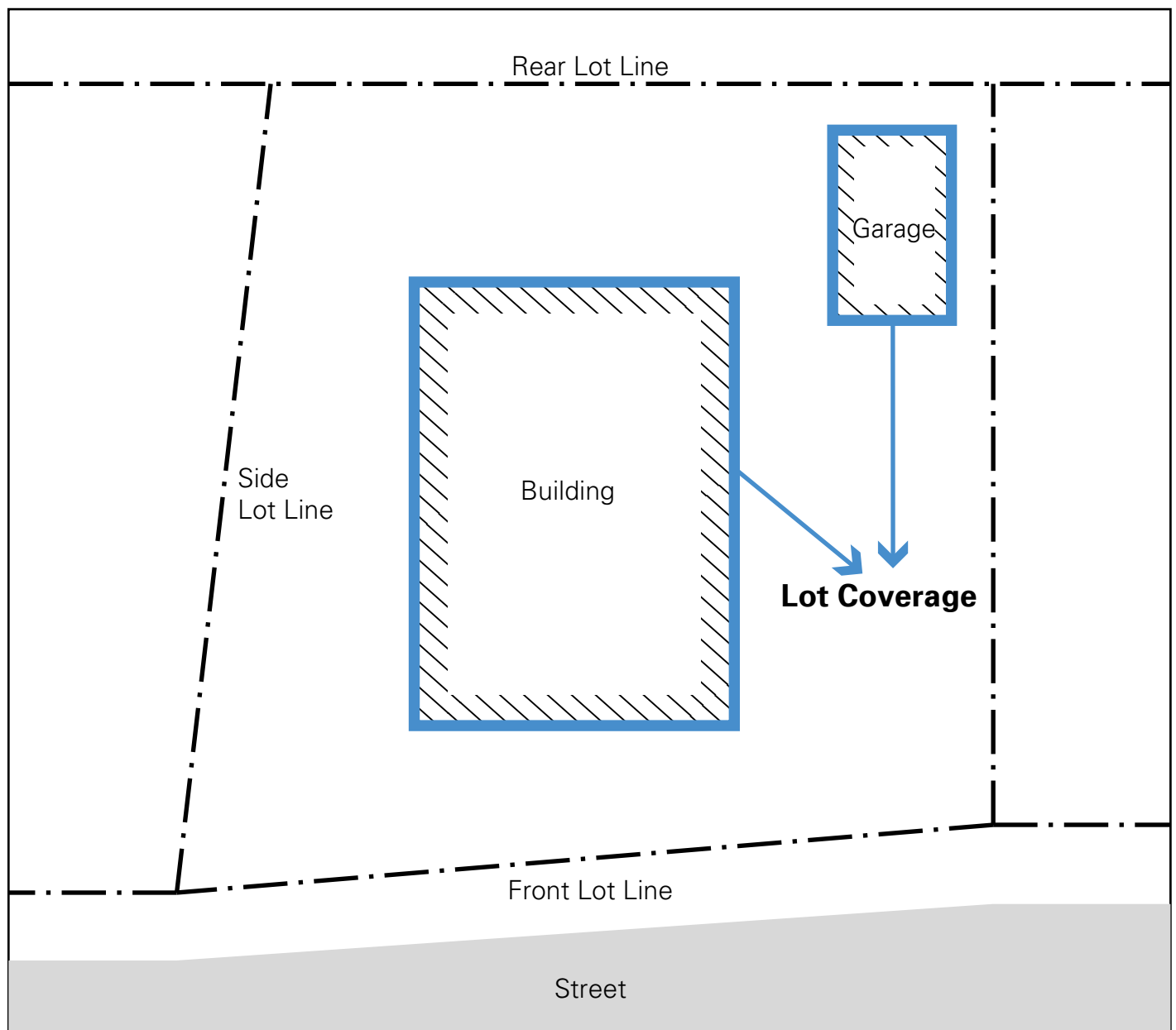
Building Depth

The City of Toronto Zoning By-law No. 569-2013 defines “Building Depth” as the horizontal distance between the front yard setback required on a lot and the portion of the building’s rear main wall furthest from the required front yard setback, measured along a line that is perpendicular to the front yard setback line.



Lot Coverage

The City of Toronto Zoning By-law No. 569-2013 defines “Lot Coverage” as the portion of the lot that is covered by any part of any building or structure on or above the surface of the lot.



Floor Space Index

Floor Space Index (FSI) means the gross floor area of all buildings on a lot divided by the lot area.

