

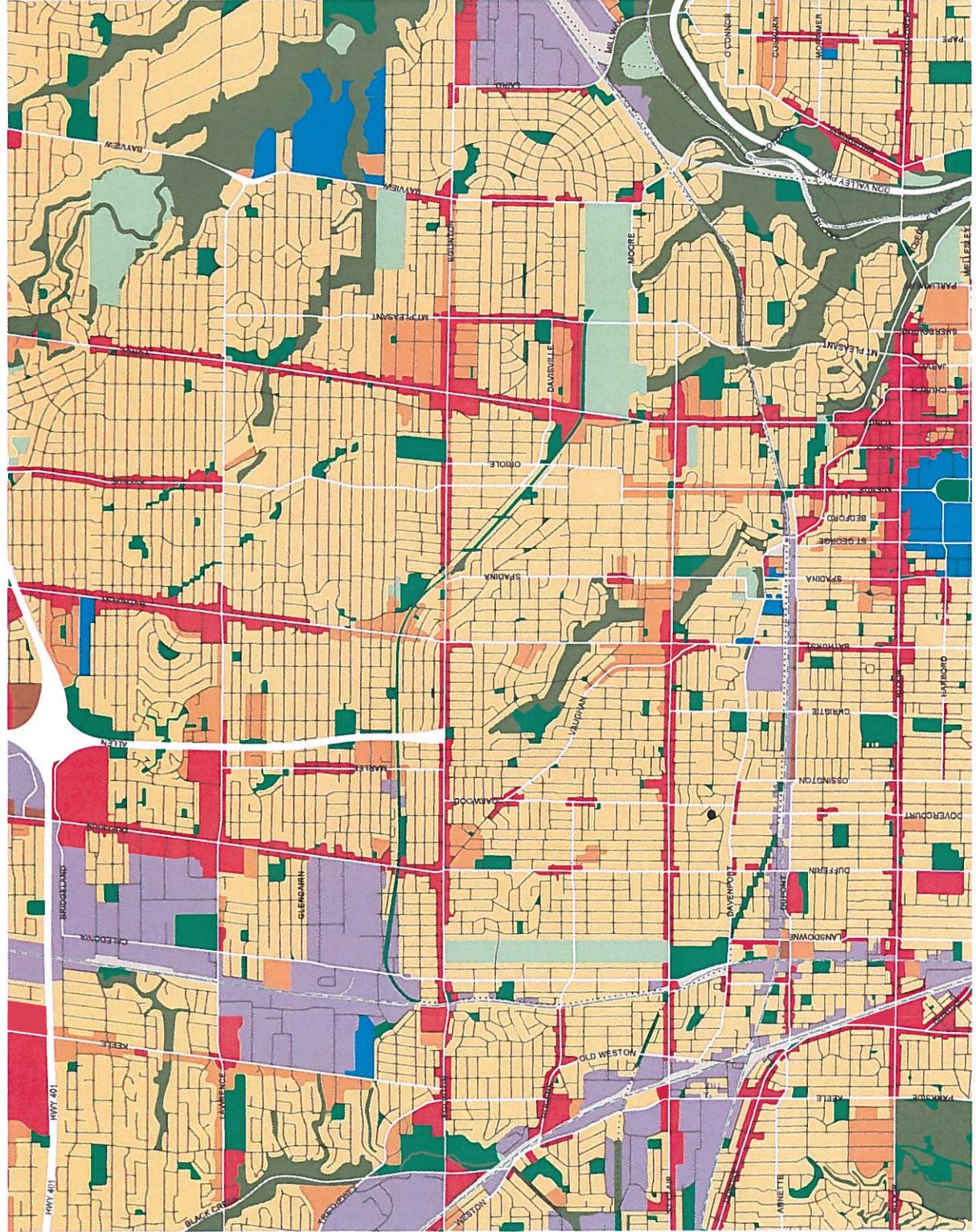
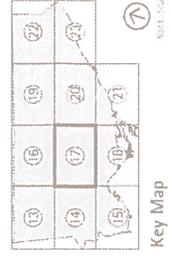
Land Use Designations

- Neighbourhoods
- Apartments-Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas
(Including Golf Courses,
Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors

Subject Properties

(49 & 51 Springmount Avenue)

- Major Streets and Highways
- Local Streets
- Railway Lines
- Hydro Corridors



CHAPTER FOUR



Many of the properties within *Downtown*, the *Centres* and along the *Avenues* are designated *Mixed Use Areas*, encouraging a broad range of commercial, residential, institutional and open space uses. Flexibility is provided for future redevelopment in these areas to accommodate increases in population and jobs along transit lines.

Toronto's industrial districts and suburban office parks are designated *Employment Areas*, reflecting the broad objective of retaining our *Employment Areas* as places of business and developing and intensifying job growth within these areas, especially those areas that can be reached by transit. Another location for future job growth for a maturing City and region are *Institutional Areas*, where our hospitals, university and college campuses, and key government centres can reinforce the new economy linkages needed to sustain Toronto's economic future.

The *Regeneration Areas* designation is applied to areas with significant vacant lands and/or buildings and in need of revitalization as a means of fostering growth and physical change. *Regeneration Areas* policies will attract investment, fill the buildings and bring new life to the streets.

4.1 NEIGHBOURHOODS

Prevailing Building Types

Many zoning by-laws currently permit only single detached houses. The type of dwellings permitted varies among neighbourhoods and these detailed residential use lists are contained in the established zoning by-laws which will remain in place and establish the benchmark for what is to be permitted in the future. If, for example, an existing zoning by-law permits only single detached houses in a particular neighbourhood and the prevailing (predominant) building type in that neighbourhood is single detached dwellings, then the Plan's policies are to be interpreted to allow only single detached dwellings in order to respect and reinforce the established physical character of the neighbourhood, except where the infill development policies of Section 4.1.9 would be applicable. While most *Neighbourhoods* will have one prevailing building type, some may have more. For example, multiples may prevail at the edge, along major streets, while singles prevail in the interior, along local roads.

Toronto's hundreds of *Neighbourhoods* contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower scale residential buildings in Toronto's *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartments that are four storeys or less.

Over the past half-century, scattered high-rise apartment buildings were constructed in the midst of otherwise low scale residential neighbourhoods. The existing higher scale apartments are recognized but no new ones are permitted in areas designated as *Neighbourhoods*.

More recently, as the economy has changed, thousands of Torontonians have begun working from their homes, creating valuable economic activity, enhancing safety by providing "eyes on the street", and reducing trips to work. These home occupations are provided for in *Neighbourhoods* across the City.

Historical development patterns have also added to the variety of local educational uses in *Neighbourhoods*. Policies regarding the suitable integration of schools within the context of *Neighbourhoods* are an important consideration for ensuring quality of life.

Policies

1. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Low scale local institutions play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as: schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunications installations, and public services and facilities provided by the local, provincial and federal governments.

2. Schools will provide open space for outdoor student activities and landscaping and will be designed and operated to limit noise, privacy and traffic impacts on neighbouring residents.
3. Small-scale retail, service and office uses are permitted on properties in *Neighbourhoods* that legally contained such uses prior to the approval date of this Official Plan. New small-scale retail, service and office uses that are incidental to and support *Neighbourhoods* and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law, where required, on major streets shown on Map 3, with the exception of portions of streets which have reversed lot frontages. To maintain the residential amenity of *Neighbourhoods*, new small-scale retail, service and office uses will:
 - a) serve the needs of area residents and potentially reduce local automobile trips;
 - b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
 - c) have a physical form that is compatible with and integrated into the *Neighbourhood*.
4. Apartment buildings legally constructed prior to the approval date of this Official Plan are permitted in *Neighbourhoods*.



Development Criteria in Neighbourhoods

The stability of our *Neighbourhoods'* physical character is one of the keys to Toronto's success.

While communities experience constant social and demographic change, the general physical character of Toronto's residential *Neighbourhoods* endures. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. A key objective of this Plan is that new development respect and reinforce the general physical patterns in a *Neighbourhood*.

CHAPTER FOUR

Scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as an industry, institution, retail stores, a utility corridor, or are lots that were passed over in the first wave of urbanization. In converting these sites to residential uses, there is a genuine opportunity to add to the quality of *Neighbourhood* life by filling in the “gaps” and extending streets and paths. Due to the site configuration and orientation, it is often not possible or desirable to provide the same site standards and pattern of development in these infill projects as in the surrounding *Neighbourhood*. Special infill criteria are provided for dealing with the integration of new development for these sites, and for intensification on existing apartment sites in *Neighbourhoods*.



5. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:
 - a) patterns of streets, blocks and lanes, parks and public building sites;
 - b) size and configuration of lots;
 - c) heights, massing, scale and dwelling type of nearby residential properties;
 - d) prevailing building type(s);
 - e) setbacks of buildings from the street or streets;
 - f) prevailing patterns of rear and side yard setbacks and landscaped open space;
 - g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
 - h) conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The prevailing building type will be the predominant form of development in the neighbourhood. Some *Neighbourhoods* will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood.

6. Where a more intense form of development than the prevailing building type has been approved on a major street in a *Neighbourhood*, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the *Neighbourhood*.
7. Proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of this Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

8. Zoning by-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*.
9. Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will:
 - a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
 - b) provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
 - c) front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
 - d) locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.
10. Where development is proposed on a site with an existing apartment building in *Neighbourhoods*, the new development must be grade-related and must also meet the criteria regarding infill development in *Apartment Neighbourhoods*.

4.2 APARTMENT NEIGHBOURHOODS

Rental apartment and condominium buildings already contain almost half of the dwelling units in Toronto at the millennium. Many of these buildings are clustered in areas already developed as apartment neighbourhoods. In these established *Apartment Neighbourhoods*, improving amenities, accommodating sensitive infill, where it can improve the quality of life and promoting environmental sustainability are key considerations. Residents in *Apartment Neighbourhoods* should have a high quality urban environment, safety, quality services and residential amenities.

Apartment Neighbourhoods are distinguished from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria are needed to guide development. Built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated. There may, however, be opportunities for additional townhouses or apartments on underutilized sites and this Plan sets out criteria to evaluate these situations.

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Section 6(3) Part II 2 (iii), By-law 438-86

Section 6(3) Part II 3.B(I), By-law 438-86

Section 6(3) Part II 3(I), By-law 438-86

Section 10.10.40.30.(1)(A), By-law 569-2013

10.10.40.30 Building Depth

(1) Maximum Building Depth

In the R zone, the permitted maximum **building depth** is:

- (A) 17.0 metres for a **detached house** or **semi-detached house**; and

Section 10.10.40.10.(6), By-law 569-2013

10.10.40.10 Height

(6) Height of First Floor Above Established Grade

In the R zone, for a **detached house** or a **semi-detached house**, the permitted maximum height of the **first floor** above **established grade** is 1.2 metres.

Section 10.10.40.10.(1)(A), By-law 569-2013

10.10.40.10 Height

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the R zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

Section 10.5.50.10.(1)(D), By-law 569-2013

10.5.50.10 Landscaping

(1) Front Yard Landscaping for Certain Types of Residential Buildings

In the Residential Zone category, on a **lot** with a **detached house**, **semi-detached house**, **duplex**, **triplex**, **fourplex** or **townhouse**, the following **front yard landscaping** regulations apply:

- (D) a minimum of 75% of the **front yard landscaping** required in (A), (B), and (C) above, must be **soft landscaping**, and if a **lot** does not have a permitted **driveway** in the **front yard**, a minimum of 75% of the **front yard** must be **soft landscaping**.

[By-law: 1675-2013]

Section 10.5.50.10.(1)(B), By-law 569-2013

10.5.50.10 Landscaping

(1) Front Yard Landscaping for Certain Types of Residential Buildings

In the Residential Zone category, on a lot with a **detached house, semi-detached house, duplex, triplex, fourplex or townhouse**, the following **front yard landscaping** regulations apply:

- (B) for lots with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, a minimum of 50% of the **front yard** must be **landscaping**;

Section 10.5.40.60.(3)(A)(iii), By-law 569-2013

10.5.40.60 Permitted Encroachments

(3) Exterior Stairs, Access Ramp and Elevating Device

In the Residential Zone category, exterior stairs, pedestrian access ramp and elevating device providing access to a **building or structure** may encroach into a required minimum **building setback** as follows:

- (A) exterior stairs, if the stairs are:
- (i) no longer than 1.5 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the **building or structure**;
 - (ii) no wider than 2.0 metres; and
 - (iii) no closer to a **lot line** than 0.6 metres;

Section 10.10.40.70.(4)(A), By-law 569-2013

10.10.40.70 Setbacks

(4) Reduced Minimum Side Yard for Walls with No Windows or Doors on Specified Buildings

The required minimum **side yard setback** required in regulation 10.10.40.70(3)(A) and (B), may be reduced to 0.45 metres if there are no windows or doors in that side of the **building**, for the following **residential building** types in the R zone:

- (A) a **detached house**;

Section 10.10.40.40.(1)(A), By-law 569-2013

10.10.40.40 Floor Area

(1) Floor Space Index

In the R zone, the permitted maximum floor space index is:

- (A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or

Section 4(2)(a), By-law 438-86

PART II - SETBACKS

1. Portions of buildings to which setbacks apply

The restrictions in regulations 2 to 9, inclusive, respecting setbacks and *depth* for buildings or portions of buildings apply only to those portions of a building above the natural or finished surface of the ground, whichever is the lower, at all points adjacent to the exterior walls of the building or structure. (909-88)

2. Front yard setbacks: setbacks from front lot line

No person shall erect or use a building or structure on a *lot* in an R district having any part of the building or structure closer to the *front lot line* than 6 metres except: (159-89)

(i) a building or structure that was lawfully erected on or before October 17, 1988 with a setback from the *front lot line* that is less than 6 metres, may have additions to such building or structure with a minimum setback from the *front lot line* that is equal to or greater than the setback of the building or structure on or before October 17, 1988; (425-93)

(ii) on an inside *lot*, between existing buildings or structures on *lots* in R districts that have their *front lot lines* on the same *street*, the minimum setback from the *front lot line* shall be the average of the shortest distances by which the *front walls* of the adjacent existing buildings or structures (other than *accessory* buildings or structures) are set back from their *front lot lines*; (293-89)

(iii) on a *lot*, where there is only one adjacent building or structure on a *lot* in an R district that has its *front lot line* on the same *street*, the minimum setback from the *front lot line* shall be the shortest distance by which the *front wall* of the adjacent existing building or structure other than an *accessory* building or structure is set back from its *front lot line*. (293-89)

(909-88)

3. Side yard setbacks: setbacks from side lot lines and distance between adjacent side walls of adjacent buildings or structures.

No person shall erect or use a building or structure on a *lot* in an R district, having any part closer to a *side lot line* than the distance set out opposite the type of building or structure located in the district and zone listed in the column entitled "BUILDING, STRUCTURE, DISTRICT, ZONE" in the following chart, and provided:

(i) where the side walls of adjacent buildings in an R2, R3, R4 or R4A district do not contain any door, window or other opening, the distance between any part of such side walls shall not be less than 0.90 metres;

BUILDING, STRUCTURE, DISTRICT ZONE	SUBJECT TO AFORESAID SUBPARAGRAPHS (i) and (ii), MINIMUM SIDE YARD SETBACK AND MINIMUM SETBACK FROM FLANK
B. <i>detached house</i>	
(I) in an R2, R3, R4, R4A district, 1) where the side wall has no openings 2) where an attached structure is without walls	(I) 1) 0.45 metres for that portion of the building that has a <i>depth</i> of not more than 17.0 metres 2) 7.5 metres for that portion of the building that has a <i>depth</i> greater than 17.0 metres
(II) in an R2, R3, R4, R4A district, where the side wall has openings and in an R1 or R1S district	(II) 1) 0.9 metres for that portion of the building that has a <i>depth</i> of not more than 17.0 metres 2) 7.5 metres for that portion of the building that has a <i>depth</i> greater than 17.0 metres
C. <i>semi-detached house, row house</i>	
(I) in an R2, R3, R4, R4A district, 1) where the side wall has no openings 2) where an attached structure is without walls	(I) 0.45 metres
(II) in an R2, R3, R4, R4A district, where the side wall has openings and in an R1 or R1S district	(II) 0.9 metres

SECTION 4 - REGULATIONS APPLYING TO ALL USE DISTRICTS

(2) HEIGHT LIMITS: BUILDINGS AND STRUCTURES (425-93)

- (a) No person shall erect or use a building or structure on a *lot* having a greater *height* in metres than the *height* limit specified by the numbers following the symbol "H" as shown on the Height and Minimum Lot Frontage Map for the *height* district in which the *lot* is located, but this paragraph does not prevent the erection or use of: (909-88)
- (i) a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided:
 - A. the maximum *height* of the top of such elements or enclosure is no higher than the sum of five metres and the *height* limit applicable to the *lot*;
 - B. the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the *height* limit, does not exceed 30 per cent of the area of the roof of the building; and
 - C. the width of any such elements, including the width of an enclosure, located within six metres of a *lot* line that is a *street* line, does not exceed 20 per cent of the width of the main wall of the building facing the *lot* line, provided the width is to be measured parallel to the *lot* line;
 - (ii) a structure, on the roof of the building, used for outside or open air recreation, safety or wind protection purposes, provided:
 - A. the maximum height of the top of the structure is no higher than the sum of three metres and the height limit applicable to the *lot*; (1997-0422)
 - B. no part of the structure is less than two metres from an adjacent outside wall or a vertical projection of the wall; and
 - C. the structure does not enclose space so as to constitute a form of penthouse or other room or rooms; and
 - (iii) in the case of an industrial building, elements such as free-standing or roof-top chimney stacks, scrubbers and other similar equipment for the purpose of pollution abatement;

4(2)a.

SECTION 4 - REGULATIONS APPLYING TO ALL USE DISTRICTS

CITY OF TORONTO
ZONING BY-LAW No. 438-86

- (b) Notwithstanding paragraph (a), a building or structure on a *lot* that has a greater *height* in metres than that permitted by paragraph (a) may be used for any purpose or purposes permitted in the district in which the *lot* is located, provided the building or structure was lawfully on the *lot* as of July 20, 1993 and the *height* of the building or structure does not exceed the *height* which existed on that date. (909-88) (1994-0532)
- (c) Deleted by By-law 1994-0532.
- (d) No person shall erect or use an *accessory* building or structure having a height exceeding four metres above the natural or finished elevation of the ground, whichever is lower, at all points adjacent to the perimeter of the building or structure where the building or structure is:
 - (i) in an R district; or
 - (ii) in another district and less than 7.5 metres from an R district.

(425-93)

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Section 10.10.40.40.(1)(A), By-law 569-2013

10.10.40.40 Floor Area

(1) Floor Space Index

In the R zone, the permitted maximum floor space index is:

- (A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or

Section 10.10.40.70.(4)(A), By-law 569-2013

10.10.40.70 Setbacks

(4) Reduced Minimum Side Yard for Walls with No Windows or Doors on Specified Buildings

The required minimum **side yard setback** required in regulation 10.10.40.70(3)(A) and (B), may be reduced to 0.45 metres if there are no windows or doors in that side of the **building**, for the following **residential building** types in the R zone:

- (A) a **detached house**;

Section 10.10.40.30.(1)(A), By-law 569-2013

10.10.40.30 Building Depth

(1) Maximum Building Depth

In the R zone, the permitted maximum **building depth** is:

- (A) 17.0 metres for a **detached house** or **semi-detached house**; and

Section 10.10.40.10.(6), By-law 569-2013

10.10.40.10 Height

(6) Height of First Floor Above Established Grade

In the R zone, for a **detached house** or a **semi-detached house**, the permitted maximum height of the **first floor** above **established grade** is 1.2 metres.

Section 10.10.40.10.(1)(A), By-law 569-2013

10.10.40.10 Height

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the R zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

Section 10.5.50.10.(1)(B), By-law 569-2013

10.5.50.10 Landscaping

(1) Front Yard Landscaping for Certain Types of Residential Buildings

In the Residential Zone category, on a lot with a **detached house, semi-detached house, duplex, triplex, fourplex or townhouse**, the following **front yard landscaping** regulations apply:

- (B) for lots with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, a minimum of 50% of the **front yard** must be **landscaping**;

Section 10.5.40.60.(3)(A)(iii), By-law 569-2013

10.5.40.60 Permitted Encroachments

(3) Exterior Stairs, Access Ramp and Elevating Device

In the Residential Zone category, exterior stairs, pedestrian access ramp and elevating device providing access to a **building or structure** may encroach into a required minimum **building setback** as follows:

- (A) exterior stairs, if the stairs are:
(iii) no closer to a **lot line** than 0.6 metres;

Section 6(3) Part II 2 (iii), By-law 438-86

Section 6(3) Part II 2(iii), By-law 438-86

Section 6(3) Part II 2(iii), By-law 438-86

Section 6(3) Part II 3.B(I), By-law 438-86

Section 6(3) Part II 3(I), By-law 438-86

Section 4(2)(a), By-law 438-86

PART II - SETBACKS

1. Portions of buildings to which setbacks apply

The restrictions in regulations 2 to 9, inclusive, respecting setbacks and *depth* for buildings or portions of buildings apply only to those portions of a building above the natural or finished surface of the ground, whichever is the lower, at all points adjacent to the exterior walls of the building or structure. (909-88)

2. Front yard setbacks: setbacks from front lot line

No person shall erect or use a building or structure on a *lot* in an R district having any part of the building or structure closer to the *front lot line* than 6 metres except: (159-89)

(i) a building or structure that was lawfully erected on or before October 17, 1988 with a setback from the *front lot line* that is less than 6 metres, may have additions to such building or structure with a minimum setback from the *front lot line* that is equal to or greater than the setback of the building or structure on or before October 17, 1988; (425-93)

(ii) on an inside *lot*, between existing buildings or structures on *lots* in R districts that have their *front lot lines* on the same *street*, the minimum setback from the *front lot line* shall be the average of the shortest distances by which the *front walls* of the adjacent existing buildings or structures (other than *accessory* buildings or structures) are set back from their *front lot lines*; (293-89)

(iii) on a *lot*, where there is only one adjacent building or structure on a *lot* in an R district that has its *front lot line* on the same *street*, the minimum setback from the *front lot line* shall be the shortest distance by which the *front wall* of the adjacent existing building or structure other than an *accessory* building or structure is set back from its *front lot line*. (293-89)

(909-88)

3. Side yard setbacks: setbacks from side lot lines and distance between adjacent side walls of adjacent buildings or structures.

No person shall erect or use a building or structure on a *lot* in an R district, having any part closer to a *side lot line* than the distance set out opposite the type of building or structure located in the district and zone listed in the column entitled "BUILDING, STRUCTURE, DISTRICT, ZONE" in the following chart, and provided:

(i) where the side walls of adjacent buildings in an R2, R3, R4 or R4A district do not contain any door, window or other opening, the distance between any part of such side walls shall not be less than 0.90 metres;

BUILDING, STRUCTURE, DISTRICT ZONE	SUBJECT TO AFORESAID SUBPARAGRAPHS (i) and (ii), MINIMUM SIDE YARD SETBACK AND MINIMUM SETBACK FROM FLANK
B. <i>detached house</i>	
(I) in an R2, R3, R4, R4A district, 1) where the side wall has no openings 2) where an attached structure is without walls	(I) 1) 0.45 metres for that portion of the building that has a <i>depth</i> of not more than 17.0 metres 2) 7.5 metres for that portion of the building that has a <i>depth</i> greater than 17.0 metres
(II) in an R2, R3, R4, R4A district, where the side wall has openings and in an R1 or R1S district	(II) 1) 0.9 metres for that portion of the building that has a <i>depth</i> of not more than 17.0 metres 2) 7.5 metres for that portion of the building that has a <i>depth</i> greater than 17.0 metres
C. <i>semi-detached house, row house</i>	
(I) in an R2, R3, R4, R4A district, 1) where the side wall has no openings 2) where an attached structure is without walls	(I) 0.45 metres
(II) in an R2, R3, R4, R4A district, where the side wall has openings and in an R1 or R1S district	(II) 0.9 metres

SECTION 4 - REGULATIONS APPLYING TO ALL USE DISTRICTS

(2) HEIGHT LIMITS: BUILDINGS AND STRUCTURES (425-93)

- (a) No person shall erect or use a building or structure on a *lot* having a greater *height* in metres than the *height* limit specified by the numbers following the symbol "H" as shown on the Height and Minimum Lot Frontage Map for the *height* district in which the *lot* is located, but this paragraph does not prevent the erection or use of: (909-88)
- (i) a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided:
 - A. the maximum *height* of the top of such elements or enclosure is no higher than the sum of five metres and the *height* limit applicable to the *lot*;
 - B. the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the *height* limit, does not exceed 30 per cent of the area of the roof of the building; and
 - C. the width of any such elements, including the width of an enclosure, located within six metres of a *lot* line that is a *street* line, does not exceed 20 per cent of the width of the main wall of the building facing the *lot* line, provided the width is to be measured parallel to the *lot* line;
 - (ii) a structure, on the roof of the building, used for outside or open air recreation, safety or wind protection purposes, provided:
 - A. the maximum height of the top of the structure is no higher than the sum of three metres and the height limit applicable to the *lot*; (1997-0422)
 - B. no part of the structure is less than two metres from an adjacent outside wall or a vertical projection of the wall; and
 - C. the structure does not enclose space so as to constitute a form of penthouse or other room or rooms; and
 - (iii) in the case of an industrial building, elements such as free-standing or roof-top chimney stacks, scrubbers and other similar equipment for the purpose of pollution abatement;

- (b) Notwithstanding paragraph (a), a building or structure on a *lot* that has a greater *height* in metres than that permitted by paragraph (a) may be used for any purpose or purposes permitted in the district in which the *lot* is located, provided the building or structure was lawfully on the *lot* as of July 20, 1993 and the *height* of the building or structure does not exceed the *height* which existed on that date. (909-88) (1994-0532)
- (c) Deleted by By-law 1994-0532.
- (d) No person shall erect or use an *accessory* building or structure having a height exceeding four metres above the natural or finished elevation of the ground, whichever is lower, at all points adjacent to the perimeter of the building or structure where the building or structure is:
 - (i) in an R district; or
 - (ii) in another district and less than 7.5 metres from an R district.

(425-93)

A0478/17EYK

Section 10.10.40.40.(1)(A), By-law 569-2013

10.10.40.40 Floor Area

(1) Floor Space Index

In the R zone, the permitted maximum floor space index is:

- (A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or

Section 10.10.40.70.(4)(A), By-law 569-2013

10.10.40.70 Setbacks

(4) Reduced Minimum Side Yard for Walls with No Windows or Doors on Specified Buildings

The required minimum **side yard setback** required in regulation 10.10.40.70(3)(A) and (B), may be reduced to 0.45 metres if there are no windows or doors in that side of the **building**, for the following **residential building** types in the R zone:

- (A) a **detached house**;

Section 10.10.40.30.(1)(A), By-law 569-2013

10.10.40.30 Building Depth

(1) Maximum Building Depth

In the R zone, the permitted maximum **building depth** is:

- (A) 17.0 metres for a **detached house** or **semi-detached house**; and

Section 10.10.40.10.(6), By-law 569-2013

10.10.40.10 Height

(6) Height of First Floor Above Established Grade

In the R zone, for a **detached house** or a **semi-detached house**, the permitted maximum height of the **first floor above established grade** is 1.2 metres.

Section 10.10.40.10.(1)(A), By-law 569-2013

10.10.40.10 Height

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the R zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

Section 10.5.50.10.(1)(D), By-law 569-2013

10.5.50.10 Landscaping

(1) Front Yard Landscaping for Certain Types of Residential Buildings

In the Residential Zone category, on a lot with a **detached house, semi-detached house, duplex, triplex, fourplex or townhouse**, the following **front yard landscaping** regulations apply:

- (D) a minimum of 75% of the **front yard landscaping** required in (A), (B), and (C) above, must be **soft landscaping**, and if a lot does not have a permitted **driveway** in the **front yard**, a minimum of 75% of the **front yard** must be **soft landscaping**.
[By-law: 1675-2013]

Section 10.5.50.10.(1)(B), By-law 569-2013

10.5.50.10 Landscaping

(1) Front Yard Landscaping for Certain Types of Residential Buildings

In the Residential Zone category, on a lot with a **detached house, semi-detached house, duplex, triplex, fourplex or townhouse**, the following **front yard landscaping** regulations apply:

- (B) for lots with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, a minimum of 50% of the **front yard** must be **landscaping**;

Section 10.5.40.60.(3)(A)(iii), By-law 569-2013

10.5.40.60 Permitted Encroachments

(3) Exterior Stairs, Access Ramp and Elevating Device

In the Residential Zone category, exterior stairs, pedestrian access ramp and elevating device providing access to a **building or structure** may encroach into a required minimum **building setback** as follows:

- (A) exterior stairs, if the stairs are:
(iii) no closer to a **lot line** than 0.6 metres;

Section 6(3) Part II 3.B(II), By-law 438-86

Section 6(3) Part II 3.B(II), By-law 438-86

Section 6(3) Part II 3(I), By-law 438-86

Section 4(2)(a), By-law 438-86

SECTION 4 - REGULATIONS APPLYING TO ALL USE DISTRICTS

② HEIGHT LIMITS: BUILDINGS AND STRUCTURES (425-93)

- (a) No person shall erect or use a building or structure on a *lot* having a greater *height* in metres than the *height* limit specified by the numbers following the symbol "H" as shown on the Height and Minimum Lot Frontage Map for the *height* district in which the *lot* is located, but this paragraph does not prevent the erection or use of: (909-88)
- (i) a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided:
 - A. the maximum *height* of the top of such elements or enclosure is no higher than the sum of five metres and the *height* limit applicable to the *lot*;
 - B. the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the *height* limit, does not exceed 30 per cent of the area of the roof of the building; and
 - C. the width of any such elements, including the width of an enclosure, located within six metres of a *lot* line that is a *street* line, does not exceed 20 per cent of the width of the main wall of the building facing the *lot* line, provided the width is to be measured parallel to the *lot* line;
 - (ii) a structure, on the roof of the building, used for outside or open air recreation, safety or wind protection purposes, provided:
 - A. the maximum height of the top of the structure is no higher than the sum of three metres and the height limit applicable to the *lot*; (1997-0422)
 - B. no part of the structure is less than two metres from an adjacent outside wall or a vertical projection of the wall; and
 - C. the structure does not enclose space so as to constitute a form of penthouse or other room or rooms; and
 - (iii) in the case of an industrial building, elements such as free-standing or roof-top chimney stacks, scrubbers and other similar equipment for the purpose of pollution abatement;

- (b) Notwithstanding paragraph (a), a building or structure on a *lot* that has a greater *height* in metres than that permitted by paragraph (a) may be used for any purpose or purposes permitted in the district in which the *lot* is located, provided the building or structure was lawfully on the *lot* as of July 20, 1993 and the *height* of the building or structure does not exceed the *height* which existed on that date. (909-88) (1994-0532)
- (c) Deleted by By-law 1994-0532.
- (d) No person shall erect or use an *accessory* building or structure having a height exceeding four metres above the natural or finished elevation of the ground, whichever is lower, at all points adjacent to the perimeter of the building or structure where the building or structure is:
 - (i) in an R district; or
 - (ii) in another district and less than 7.5 metres from an R district.

(425-93)

PART II - SETBACKS

1. Portions of buildings to which setbacks apply

The restrictions in regulations 2 to 9, inclusive, respecting setbacks and *depth* for buildings or portions of buildings apply only to those portions of a building above the natural or finished surface of the ground, whichever is the lower, at all points adjacent to the exterior walls of the building or structure. (909-88)

2. Front yard setbacks: setbacks from front lot line

No person shall erect or use a building or structure on a *lot* in an R district having any part of the building or structure closer to the *front lot line* than 6 metres except: (159-89)

- (i) a building or structure that was lawfully erected on or before October 17, 1988 with a setback from the *front lot line* that is less than 6 metres, may have additions to such building or structure with a minimum setback from the *front lot line* that is equal to or greater than the setback of the building or structure on or before October 17, 1988; (425-93)
- (ii) on an inside *lot*, between existing buildings or structures on *lots* in R districts that have their *front lot lines* on the same *street*, the minimum setback from the *front lot line* shall be the average of the shortest distances by which the *front walls* of the adjacent existing buildings or structures (other than *accessory* buildings or structures) are set back from their *front lot lines*; (293-89)
- (iii) on a *lot*, where there is only one adjacent building or structure on a *lot* in an R district that has its *front lot line* on the same *street*, the minimum setback from the *front lot line* shall be the shortest distance by which the *front wall* of the adjacent existing building or structure other than an *accessory* building or structure is set back from its *front lot line*. (293-89)

(909-88)

3. Side yard setbacks: setbacks from side lot lines and distance between adjacent side walls of adjacent buildings or structures.

No person shall erect or use a building or structure on a *lot* in an R district, having any part closer to a *side lot line* than the distance set out opposite the type of building or structure located in the district and zone listed in the column entitled "BUILDING, STRUCTURE, DISTRICT, ZONE" in the following chart, and provided:

- (i) where the side walls of adjacent buildings in an R2, R3, R4 or R4A district do not contain any door, window or other opening, the distance between any part of such side walls shall not be less than 0.90 metres;

BUILDING, STRUCTURE, DISTRICT ZONE	SUBJECT TO AFORESAID SUBPARAGRAPHS (i) and (ii), MINIMUM SIDE YARD SETBACK AND MINIMUM SETBACK FROM FLANK
<p>B. <i>detached house</i></p>	
<p>(I) in an R2, R3, R4, R4A district, 1) where the side wall has no openings 2) where an attached structure is without walls</p>	<p>(I) 1) 0.45 metres for that portion of the building that has a <i>depth</i> of not more than 17.0 metres 2) 7.5 metres for that portion of the building that has a <i>depth</i> greater than 17.0 metres</p>
<p>(II) in an R2, R3, R4, R4A district, where the side wall has openings and in an R1 or R1S district</p>	<p>(II) 1) 0.9 metres for that portion of the building that has a <i>depth</i> of not more than 17.0 metres 2) 7.5 metres for that portion of the building that has a <i>depth</i> greater than 17.0 metres</p>
<p>C. <i>semi-detached house, row house</i></p>	
<p>(I) in an R2, R3, R4, R4A district, 1) where the side wall has no openings 2) where an attached structure is without walls</p>	<p>(I) 0.45 metres</p>
<p>(II) in an R2, R3, R4, R4A district, where the side wall has openings and in an R1 or R1S district</p>	<p>(II) 0.9 metres</p>